

6A

19,914 sq ft **Refurbished Warehouse Unit** **TO LET**



**IMPRIMO
PARK**

Lenthall Road
LOUGHTON **IG10 3UF**



almost.insect.slam

IMPRIMO PARK

A PLACE TO BUILD SUCCESS

Unit 6A is a mid-terrace, modern warehouse space with ground and first floor offices. The warehouse benefits from 2 electric up and over loading doors and a clear internal height of 8m.

The offices are fully fitted with WCs and a kitchen facility.

Externally there is a dedicated loading yard and 22 marked car spaces allocated to the unit.

The unit has been comprehensively refurbished and benefits from photovoltaics and access to EV charging points.



Fully refurbished



Suitable for storage or last mile deliveries



Dedicated loading yard



2 electric up & over loading doors



Ground and first floor offices / staff areas

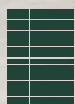


24-hour access





8m clear
internal height



PV
roof panels



22 demised car
parking spaces

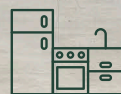
Additional car parking available by arrangement



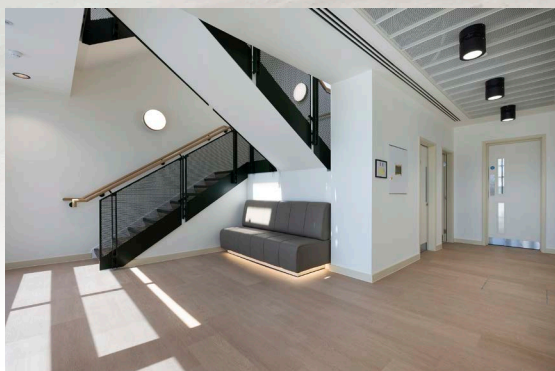
6 estate EV
charging spaces



WCs



Kitchen
facilities



	sq ft	sq m
Warehouse and Reception	18,153	1,686.47
First floor office	1,761	163.61
TOTAL	19,914	1,850.08

LOCATION

Unit 6A is accessed from Lenthall Road which indirectly links to Chigwell Lane (A1168). The A1168 provides a direct link to the M11 at junction 5 (0.6 miles). Junction 5 is a non-standard motorway interchange.

Debden underground station is located within 0.7 miles of the property, providing a direct journey to London Liverpool Street with a journey time of approximately 40 minutes.

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EPC RATING

 **A+** (-5)

BUSINESS RATES

Available upon request.

LEGAL COSTS

Each party to bear their own legal costs.

TERMS

The unit is available on a new lease direct from the landlord.

VIEWING & FURTHER INFORMATION

To arrange a viewing or for further details please contact the joint sole agents:



0203 151 1011

www.tlre.co.uk

Ed Thomason
07818 065 276
et@tlre.co.uk

Paul Londra
07779 269 290
pl@tlre.co.uk



020 7935 4499

colliers.com/uk/industrial

James Haestier
07818 038 009
james.haestier@colliers.com

Stan Gibson
07776 605 378
stanley.gibson@colliers.com

Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. July 2026.

Designed by: Ovation Creative Ltd, +44(0)7889 982136.