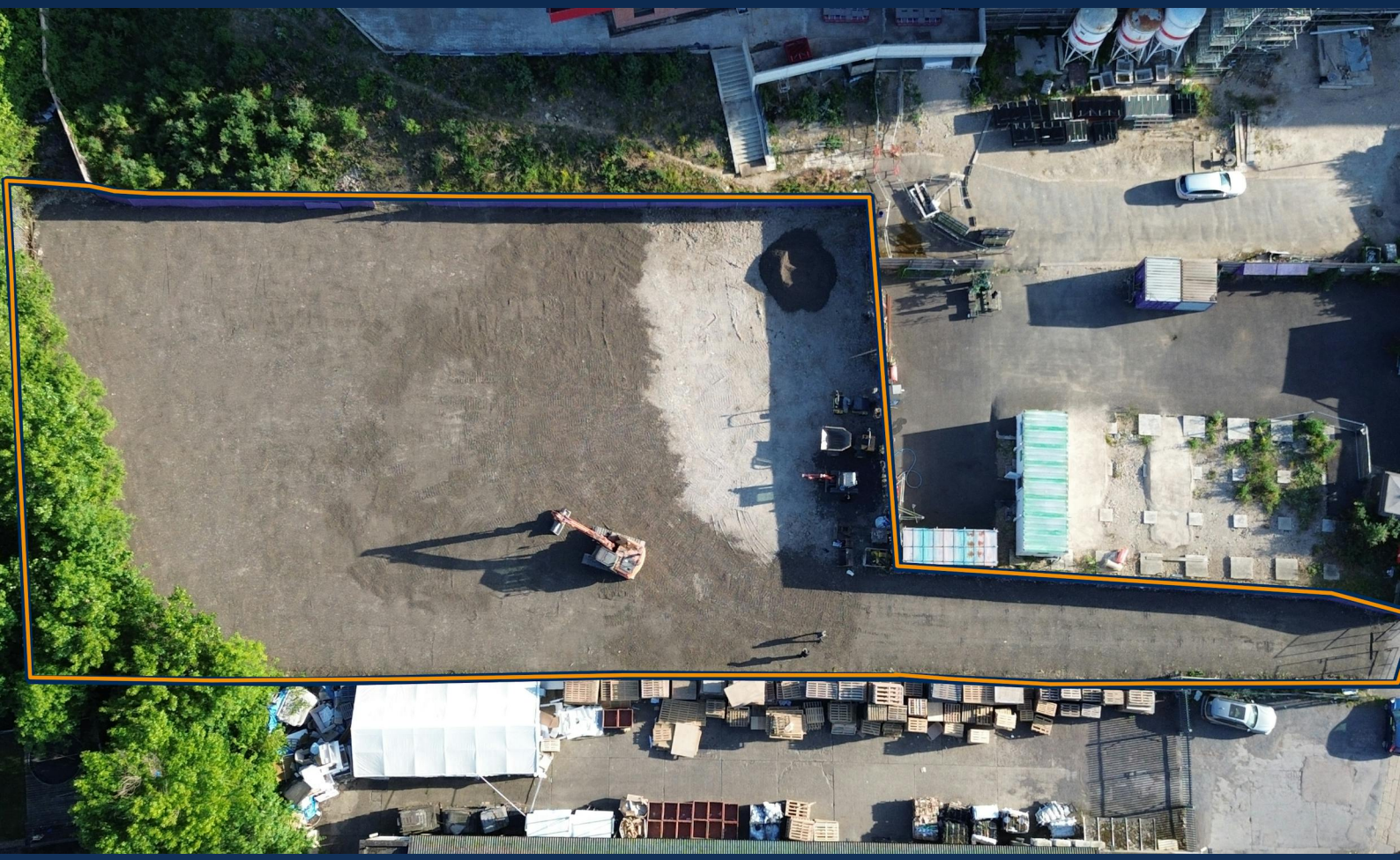
david charles
property consultants

TO LET



Site 2

Delamare Road, Waltham Cross, Cheshunt, EN8 9SL

Open storage land available to let on flexible lease

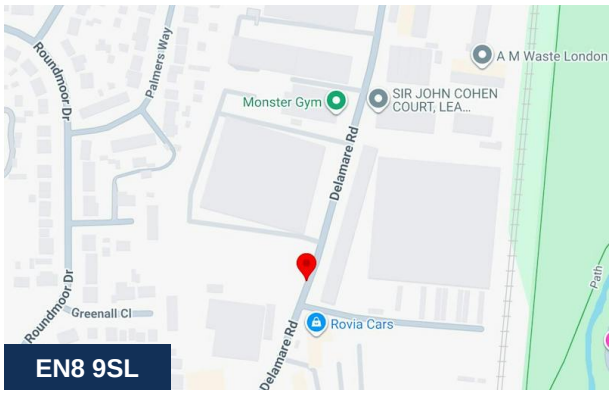
22,125 sq ft
(2,055.48 sq m)

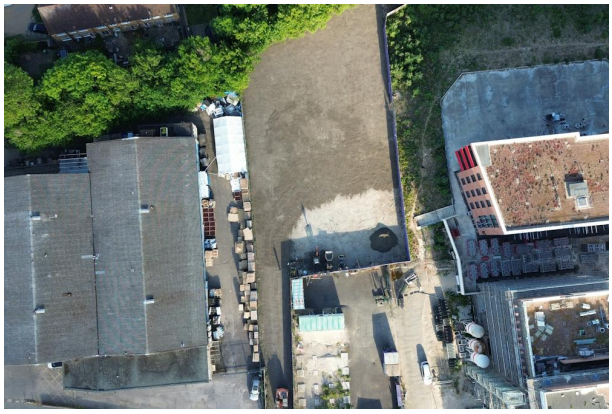
- Flexible lease up to 2 years
- Close Proximity to the A10 (1.2 miles) and M25 (2.1 miles)
- 22,125 sqft
- Fenced and Gated
- Crushed Contrete Surface

Site 2, Delamare Road, Waltham Cross, Cheshunt, EN8 9SL

Summary

Available Size	22,125 sq ft
Rent	£4.50 per sq ft
Business Rates	Upon Enquiry
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present







Location

Located within the established Delamare Road industrial zone, the site benefits from excellent access to key regional routes. It is approximately 1.2 miles from the A10, 2.1 miles from Junction 25 of the M25, and close to Waltham Cross town centre. This prime position offers strong connectivity to Greater London, Hertfordshire, and Essex.

The surrounding area is characterised by a mix of logistics, warehousing, and light industrial operators, enhancing the commercial viability of the location. Wide approach roads, dual gate access, and proximity to both road and rail infrastructure makes this site particularly suitable for, but not limited to, HGV operators, fleet managers, and businesses requiring secure, accessible open storage.

Terms

The site is available to occupy immediately.

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.

Viewing & Further Information



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