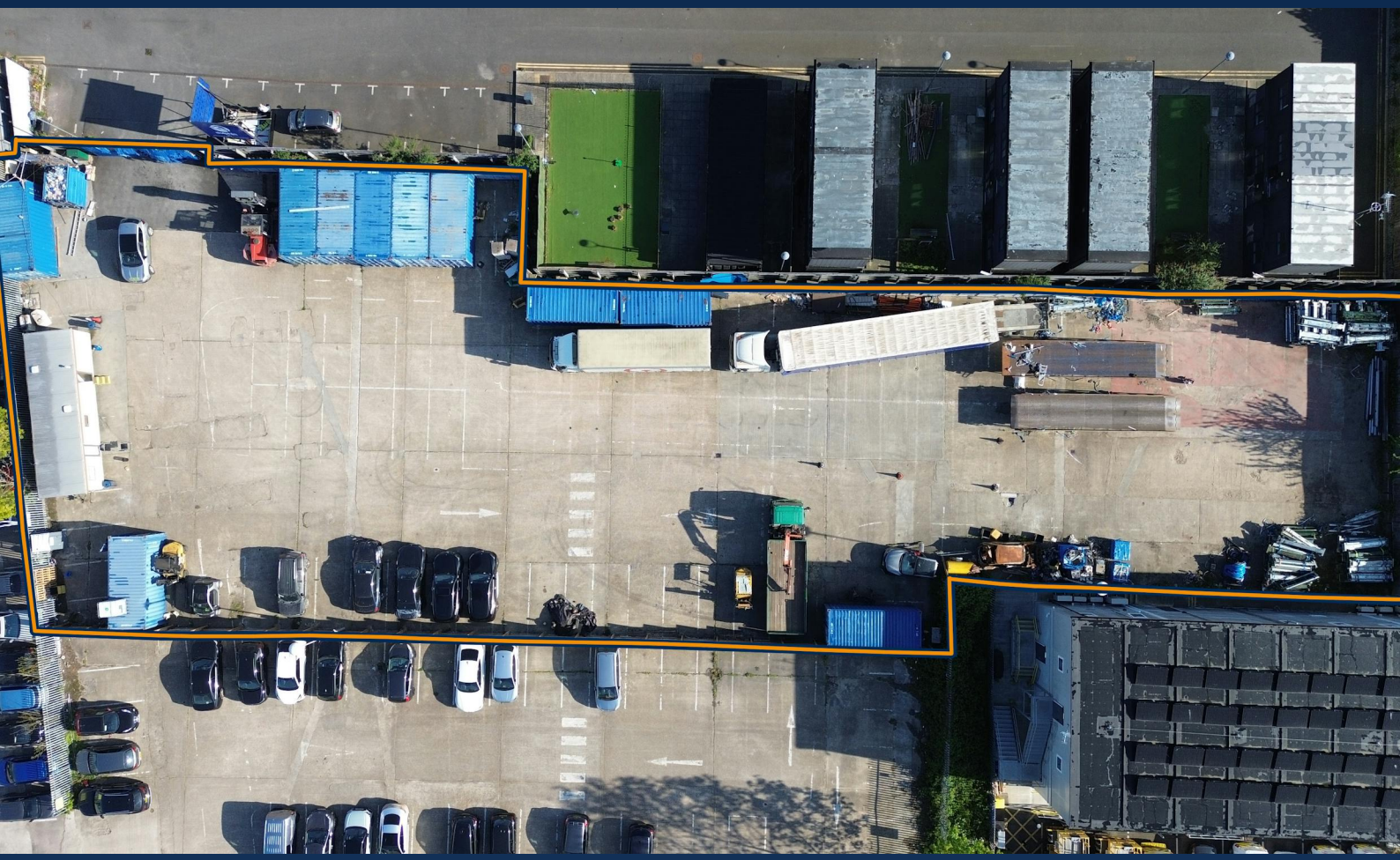
david charles
property consultants

TO LET



Site 3

Delamare Road, Waltham Cross, Cheshunt, EN8 9SL

Open storage land available to let on flexible lease

10,150 to 25,250 sq ft

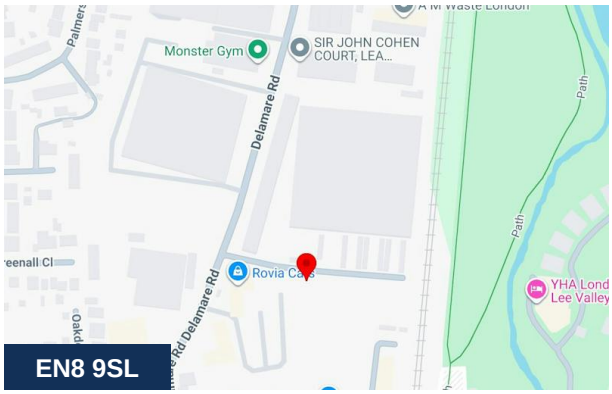
(942.97 to 2,345.80 sq m)

- Flexible lease up to 3 years
- Close Proximity to the A10 (1.2 miles) and M25 (2.1 miles)
- Available sizes: 10,150 sqft / 15,100 sqft / 25,250 sqft
- Fenced and Gated
- Fully Contreted Surface
- Total Site Area 0.58 acres

Site 3, Delamare Road, Waltham Cross, Cheshunt, EN8 9SL

Summary

Available Size	10,150 to 25,250 sq ft
Rent	£6.50 per sq ft
Business Rates	N/A
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present







Description

The site extends to approximately 25,250 sq ft (0.58 acres) of secure open storage land, positioned within the well-established industrial location of Delamare Road, Cheshunt. The property is available either as a whole or in two sections, comprising approximately 10,150 sq ft at the front and 15,100 sq ft at the rear, providing flexibility to accommodate a range of operational requirements. The site benefits from a level, fully concreted surface, for a variety of commercial and industrial uses. It is well suited to HGV and commercial vehicle parking, construction compounds and laydown areas, plant and machinery storage, container storage, and a wide range of open storage requirements. Utility services, including electricity and water, are already connected to the site, allowing for immediate occupation and operational use. The property is secured by perimeter fencing and accessed via wide, gated entrances, facilitating easy access for articulated lorries and larger commercial vehicles.

Location

Situated within the established Delamare Road industrial estate in Cheshunt, the site occupies a prime location with excellent access to the strategic road network. The property is approximately 1.2 miles from the A10 and 2.1 miles from Junction 25 of the M25, providing swift connections to Central London, Greater London, Hertfordshire, Essex, and the wider national motorway network. The surrounding area is home to a well-established mix of logistics, warehousing, distribution, and light industrial occupiers, making it a proven commercial location. The site also benefits from convenient proximity to Waltham Cross town centre and local rail services, ensuring excellent accessibility for both staff and commercial vehicles. This highly accessible location is ideally suited to logistics and distribution operators, transport and fleet businesses, contractors, infrastructure companies, and a wide range of occupiers requiring secure, well-connected open storage accommodation.

Terms

The site is available to occupy immediately, on lease for a term of up to 3 years, outside the Landlord and Tenant Act 1954.

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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