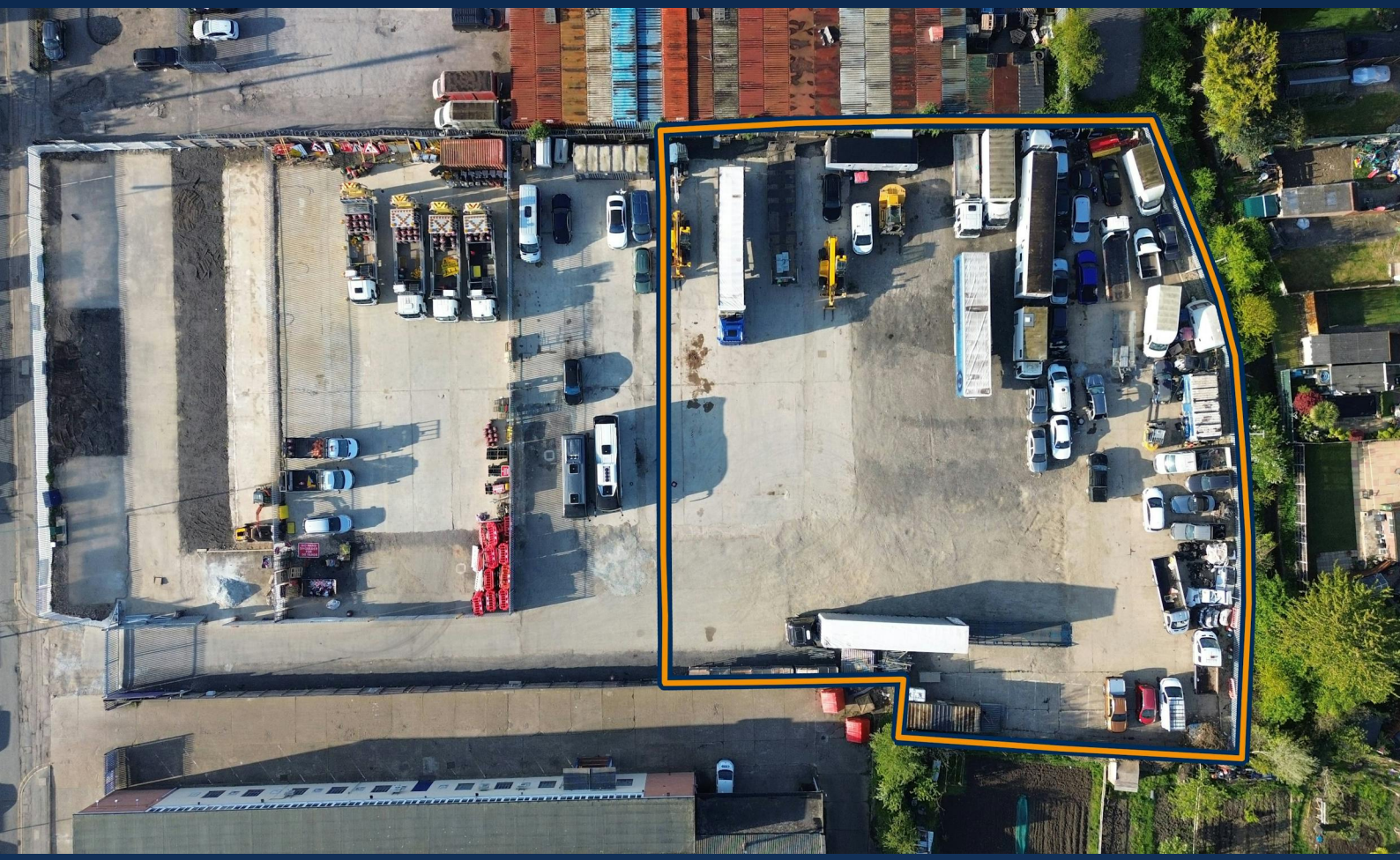
david charles
property consultants

TO LET



Site 1a

Delamare Road, Waltham Cross, Cheshunt, EN8 9FN

Flexible Open Storage Site in Waltham Cross Available Immediately.

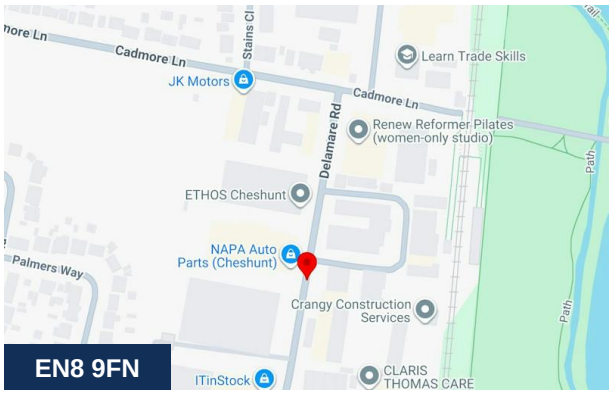
34,000 sq ft
(3,158.70 sq m)

- Use Class B8
- Concrete hardstanding surface
- Electric and water on site
- Fully fenced with gated dual access
- Close proximity to the A10 (1.2 miles) and M25 (2.1 miles)

Site 1a, Delamare Road, Waltham Cross, Cheshunt, EN8 9FN

Summary

Available Size	34,000 sq ft
Rent	£5.50 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

This plot comprises approximately 34,000 sqft / 0.78 acres of, open storage land, situated within the well-established industrial area of Delamare Road, Waltham Cross. This versatile site benefits from a largely concreted surface, making it ideally suited for HGV parking, construction laydown, or container storage. Utility connections for electricity and water are already in place. The site is fully enclosed with perimeter fencing and features gates at directly from the road. The site offers an ideal solution for logistics, distribution, or industrial occupiers seeking a strategic location within Greater London.

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 premises are available by way of a term to be agreed upon up to a term of 5 years outside the Landlord & Tenant Act 1954, Part II with a landlord only development break after 3 years. 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.

Video

- Marketing Video - https://vimeo.com/1096502999?share=copy#t=0

Viewing & Further Information

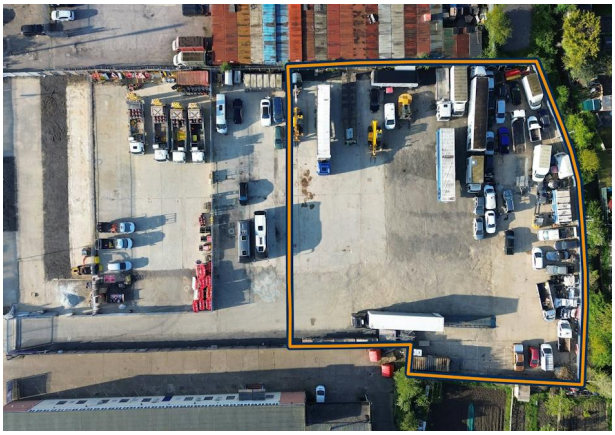


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