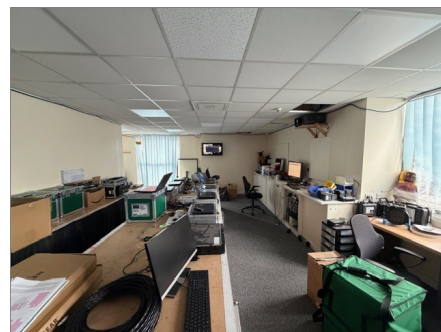


**UNITS 10/10A, WATERWAYS BUSINESS CENTRE,
NAVIGATION DRIVE, ENFIELD, EN3 6JJ**



**A DETACHED HIGH BAY INDUSTRIAL
WAREHOUSE, STORAGE & OFFICE
BUILDING**

2,426-4,750 SQ FT

TO LET ON NEW LEASE(S)

www.paulwallace.co.uk

LOCATION:

The building forms part of the Waterways Business Centre being a small well managed estate to the immediate south of Waltham Cross.

Navigation Drive is accessed from the far southern most end of Ordnance Road which runs parallel to the canal and providing access onto the A1055 Mollison Avenue within a little more than 0.25 miles.

Tesco Metro offers convenience retail within 5 minutes walk whilst a wider selection of retail services are available in Ordnance Road heading down to Enfield Lock main line rail station.

Main line rail	-	0.75 miles
A10	-	1.75 miles
Waltham Cross town centre	-	2 miles
M25, junction 25	-	2.25 miles
Cheshunt	-	3.5 miles
Stansted Airport	-	30 miles

DESCRIPTION:

A detached industrial warehouse and storage building with separate front forecourt parking and rear loading into high bay warehouse with or without mezzanine.

From the front elevation there is access through into a ground floor reception and toilet area with access up to first floor offices.

To the rear there is a large 16' x 16' electric roller shutter.

The adjoining Unit 10a is near completely open plan with an internal height of 8' to the underside of the roof truss and 14' to apex. There is a single WC and kitchen and a pair of double opening loading doors. This building measures approximately 75' x 19' 3".

Unit 10

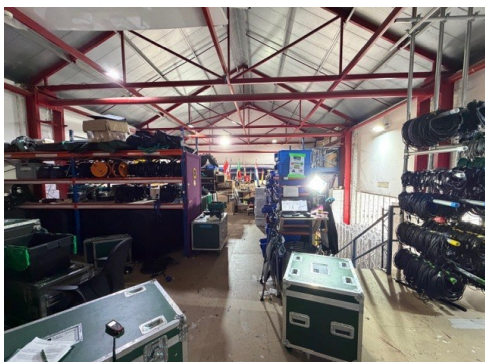
Ground floor	-	2,426 sq ft
Mezzanine	-	857 sq ft

Unit 10a

Ground floor	-	1,467 sq ft
Total	-	4,750 sq ft

All dimensions and floor areas are approximate.

- * Front forecourt loading
- * Large 16' x 16' electric roller shutter
- * Up to 25' eaves
- * Security alarms (untested)
- * Separate male and female toilet facilities
- * First floor offices
- * Mezzanine floor if required
- * Three phase power and light to include external floodlighting
- * Kitchen



TERMS:	To let as a whole or in part.
RENT:	Upon application.
RATEABLE VALUE:	We are informed upon a single rateable value across both Units 10 and 10a of £45,500 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk .
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
VAT:	Applicable.
EPC:	Unit 10 - Yellow D95. Unit 10a - To follow.
SERVICE CHARGE:	To follow.
VIEWING:	Strictly by appointment through joint Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

C4934



MISREPRESENTATION ACT

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