paulwallace commercial
01992 440744
enquiries@pwco.biz

UNIT 2, FIELDINGS ROAD, CHESHUNT, HERTS, EN8 9TL







FLEXIBLE INDUSTRIAL WAREHOUSE SPACE

2,455-8,947 SQ FT

0.41 ACRE TOTAL SITE AREA

TO LET - NEW LEASE(S)

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LOCATION:

The building is the 4th building along the western elevation of Fieldings Road and junctions with Cadmore Lane and Delamare Road just 80 yards to the south.

Cadmore Lane junctions with the B176 Cheshunt High Street within approximately 900 yards from where there are various access routes out onto the A10 dual carriageway approximately 1.2 miles due north of junction 25 of the M25 at Waltham Cross/Enfield.

The main line rail network into London Liverpool Street via Tottenham Hale is a short half mile walk to the south whilst Cheshunt town centre is within approximately 0.75 miles.

London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.



DESCRIPTION:

A detached three bay industrial warehouse building with frontage directly onto Fieldings Road behind full heigh palisade style fencing and two gated entrance points.

The building is available as a whole or can be divided on a bay by bay basis.

Bay 1 + offices	-	3,542 sq ft
Bay 2	-	2,950 sq ft
Bay 3	-	1,672 sq ft + 783 sq ft mezzanine
Total	**-**	**8,947 sq ft**

The whole sits on an approximate 0.41 acre secure site with 100' Fieldings Road frontage.

All floor areas and dimensions are approximate.

* Fully detached building
* Fully securable site
* Internal 21' 6" to apex
* 2 gated entrance points
* Available as a whole or in part
* Toilet and kitchen facilities
* Three phase power and gas

TERMS: To let on a new lease(s).

RENT: Upon application.

SERVICE CHARGE: Zero based on the letting of the whole.

TBA for the letting on a bay by bay basis.

VAT: Applicable.

RATEABLE VALUE: We have been advised upon two separate assessments of £28,500 and £37,000 each with effect 1 April 2026. These assessments would be applicable to the entire building. Interested parties are advised to verify this information at www.voa.gov.uk.

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EPC: To follow.

LEGAL COSTS: Each party are to be responsible for their own legal costs.

VIEWING: Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

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