paulwallace commercial
01992 440744
enquiries@pwco.biz

UNITS G, H & I, 5 FIELDINGS ROAD, CHESHUNT, HERTS, EN8 9TL









A BRAND NEW B1, B2, B8 INDUSTRIAL WAREHOUSE BUILDING

UP TO 5,538 SQ FT

TO LET - NEW LEASE(S)

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LOCATION:

The building is on the western side to the far end of Fieldings Road which junctions with Cadmore Lane and Delamare Road approximately 150 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 brand new steel portal frame building under a pitched insulated roof incorporating light panels.

Internal depth	-	75'
Width	-	65'
Ground floor	-	4,875 sq ft
First floor mezzanine	-	663 sq ft
Total	**-**	**5,538 sq ft**

All floor areas and dimensions are approximate.

* Fully detached
* Secure front yard capabilities
* 18'/5.5m eaves
* 3 full height up and over doors
* Kitchen/staff and toilet facilities
* Three phase power
* Solar panels
* Full B1, B2 & B8 uses

TERMS: To let on a new lease.

RENT: Upon application.

SERVICE CHARGE: Zero.

VAT: Applicable.

RATEABLE VALUE: Yet to be assessed.

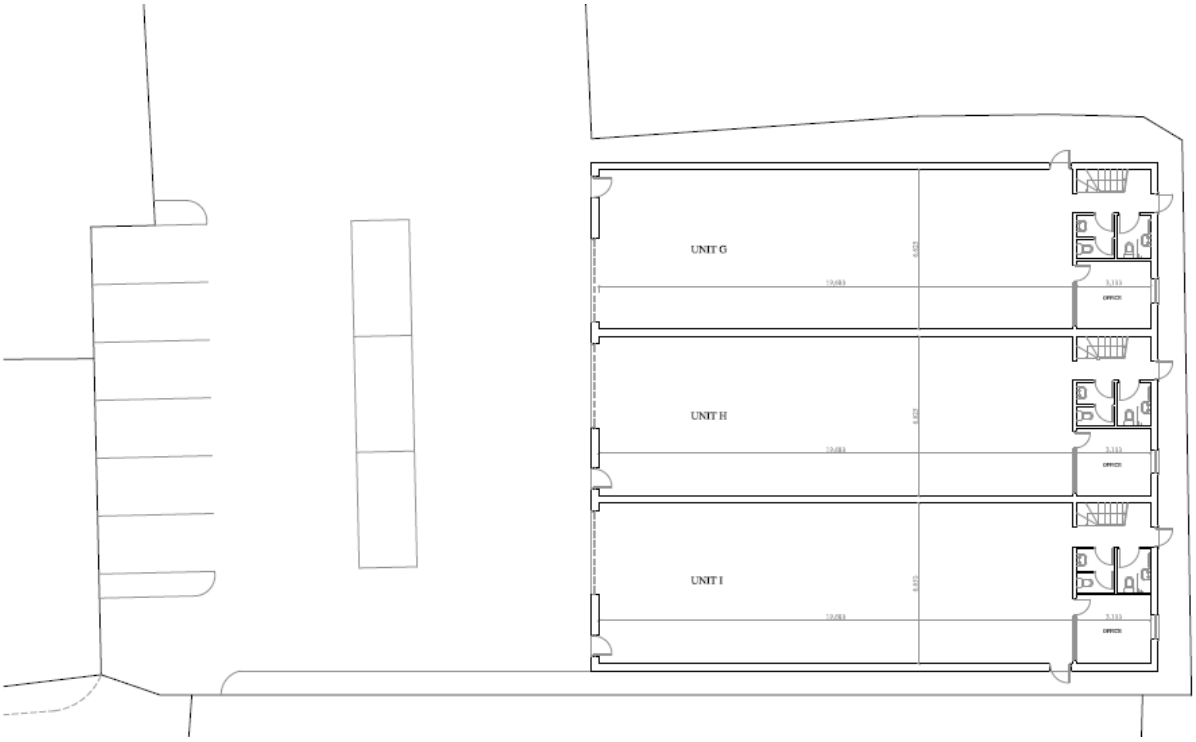
EPC: To follow.

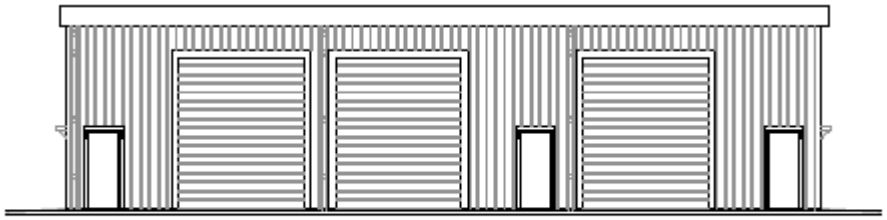
LEGAL COSTS: Each party are to be responsible for their own legal costs.

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

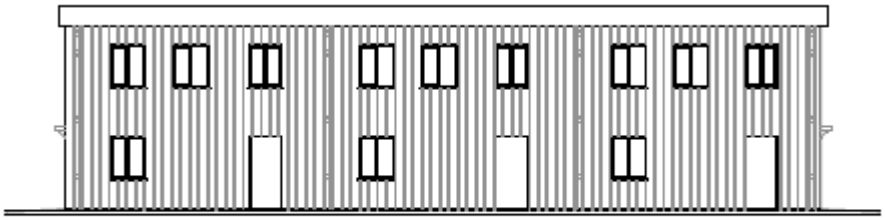
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PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

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