paulwallace commercial
01992 440744
enquiries@pwco.biz

INGERSOLL HOUSE, DELAMARE ROAD, CHESHUNT, HERTS, EN8 9SH









£5.00 PER SQ FT BUDGET COMMERCIAL SPACE

19,154 SQ FT

TO LET

www.paulwallace.co.uk

LOCATION:

Ingersoll House fronts Delamare Road to the east of Cheshunt town centre and to the immediate north of Cheshunt main line rail station into central London.

Access to Delamare Road is via either Windmill Lane or Cadmore Lane with each subsequently connecting through to the A10 dual carriageway from where junction 25 of the M25 is just 1.4 miles to the south and the regionally significant Brookfield retail complex just 1 mile to the north.

Main line rail network	-	0.2 miles
Cheshunt town centre	-	0.35 miles
A10 dual carriageway	-	0.75 miles
Brookfield retail centre	-	1.75 miles
Junction 25, M25	-	2.15 miles

DESCRIPTION:

Substantially open plan first floor commercial and storage space with/without offices.

Industrial business & warehouse space	-	17,057 sq ft
Offices	-	2,097 sq ft
Total	**-**	**19,154 sq ft**

All dimensions and floor areas are approximate.

TERMS:

To let on a new short term lease in whole or possibly part.

RENT:

A highly competitive budget rent from just £5.00 per sq ft.

SERVICE CHARGE:

Upon application.

RATEABLE VALUE:

We are informed upon a single rateable value of £79,000 with effect 1 April 2026. Payable at 43p in the £ for the 2026/27 year then the rating liability is approximately £2,831 per month.

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.

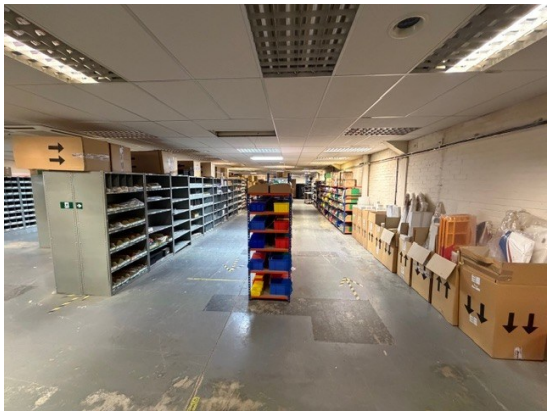
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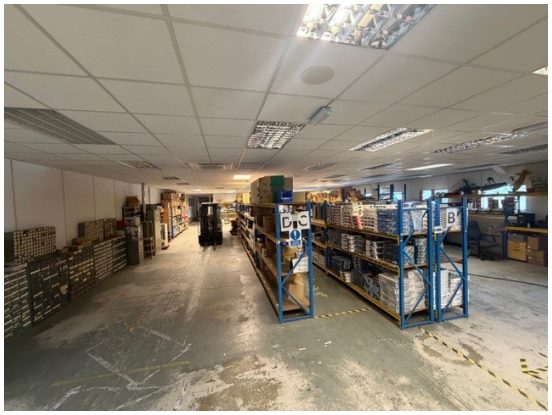
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VIEWING:

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

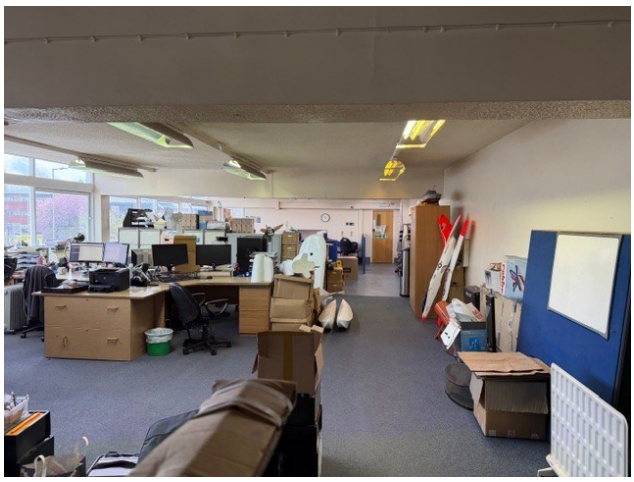
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