Derrick Wade Waters



Unit 4 Sheffield House, Fieldings Road, Cheshunt, EN8 9TL

Industrial/Logistics For Sale | £250,000 | 1,097 sq ft

Rare industrial freehold opportunity

www.dww.co.uk

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Summary

- Price: £250,000
- Service charge: No formal service charge in place
- VAT: Applicable
- Legal fees: Each party to bear their own costs

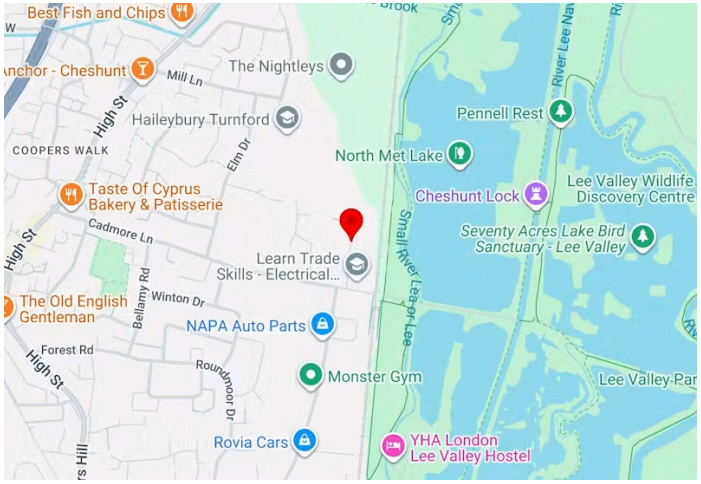
Further information

- View details on our website

Contact & Viewings

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Key Points

- 3 phase power
- Roller shutter - 2.4m wide x 2.8m high
- Showroom & office space
- 3 parking spaces

Description

The property comprises of a single storey mid-terrace unit of masonry construction with steel clad upper elevations under a profiled cement sheet roof. There are windows, a pedestrian door and loading door to the front elevation all with individual shutters.

The estate is arranged in a single terrace with parking opposite the units. The unit benefits from 3 car parking spaces.

Internally the front portion of the unit provides an open showroom space with a suspended ceiling and tiled flooring. There is also a single toilet and meter cupboard. The rear portion of the unit is set out as office space which is part carpeted and part tiled. There is air-conditioning with heating throughout and the unit benefits from a 3-phase electricity supply, electric water heater and gas which has been capped off.

Location

The property is located off Fieldings Road close to the junction of Cadmore Lane and Delamare Road just east of the A10. Cheshunt mainline station, serving London Liverpool Street via Tottenham Hale (Victoria Line) is within easy level walking distance of the property.
Cheshunt is situated on the A10 London to Cambridge trunk road, approximately 2 miles north of Junction 25 of the M25, thus offering excellent road links to the UK motorway network.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,097	101.91	Available

Terms

The Property is available on a freehold basis with vacant possession.

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