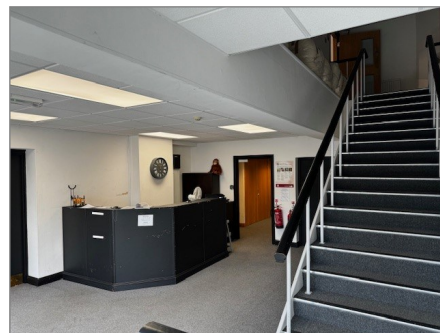
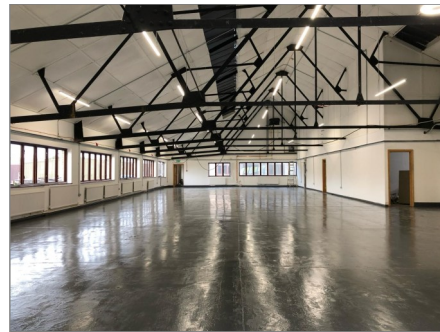


**MERCURY HOUSE, LEA ROAD,
WALTHAM ABBEY, EN9 1AT**



**ECONOMICAL DETACHED
INDUSTRIAL BUILDING
ALSO SUIT SHOWROOM/TRADE COUNTER,
DANCE/GYM BUILDING/RELIGIOUS &
OTHER USES**

13,424 SQ FT

FOR SALE/TO LET

www.paulwallace.co.uk

LOCATION:

Mercury House fronts the far end of Lea Road on the western side just past the junction with Gordon Road and approximately 200 yards from the entrance into the modern IO scheme. Lea Road junctions with the A121 Station Road a short distance to the north from where there is good access out to junctions 25 and 26 of the M25 via Waltham Cross and Waltham Abbey. There are excellent central London connections along the A10, A1010 Hertford Road, A1055 Mollison Avenue/Meridian Way and the A112 Sewardstone Road.

Main line rail into London Liverpool Street is within less than 1 miles distance.

The retail centres of Waltham Abbey and Waltham Cross are all close to hand and offer a full range of retail, recreational and restaurant facilities.

DESCRIPTION:

A detached two storey commercial building of single portal frame construction with majority brick work to the elevations being under a pitched insulated roof.

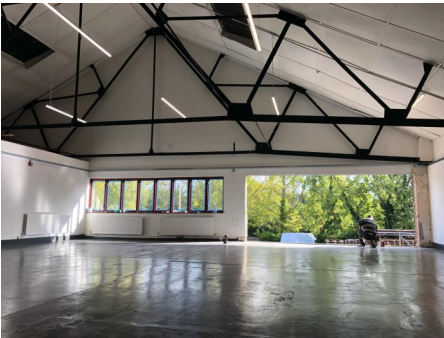
There is a small securable yard area to the right flank and rear of the building.

At ground floor level the building provides a split between open workspace, dispatch rooms, office and reception areas.

The first floor is in substantially open plan work/storage space format. The roller shutter loading door opens up to the first floor level enabling fork lift loading.

Main front building	-	12,088 sq ft
Rear building	-	1,574 sq ft
Total	-	13,662 sq ft

All dimensions and floor areas are approximate.

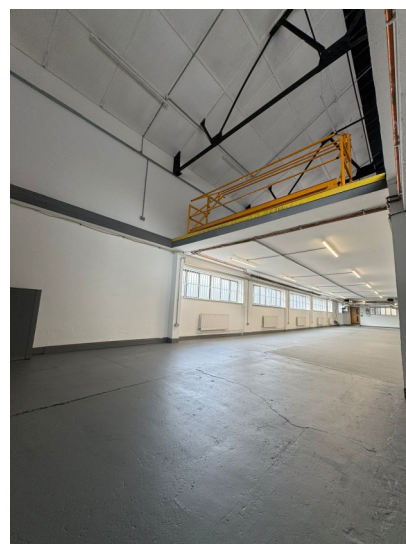
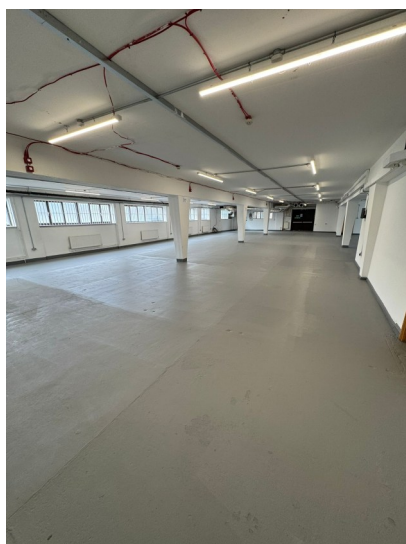
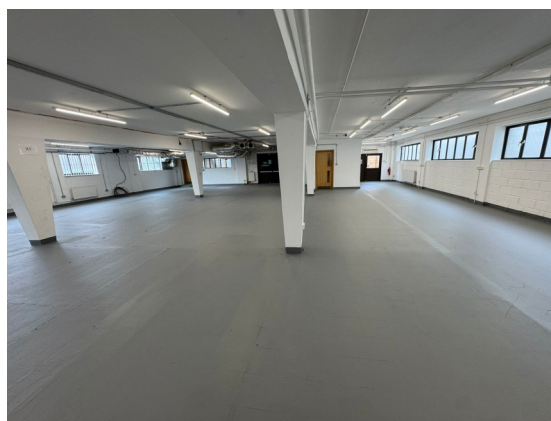
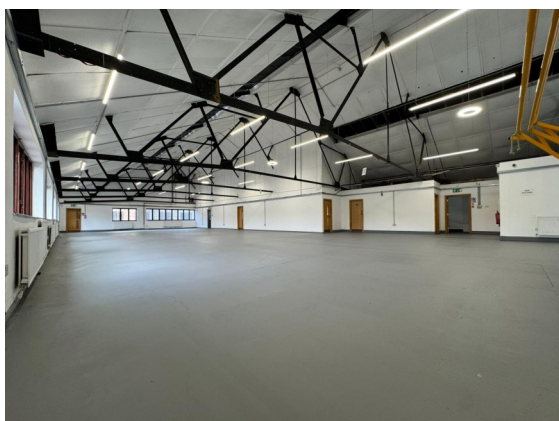


- * Substantially refurbished building (approximately 4 years ago)
- * A clean bright and tidy working environment
- * Private car park
- * An additional two storey building to the rear
- * Windows to flank elevations provide lots of natural daylight
- * 9' to underside of first floor slab
- * 25' to apex at first floor
- * Separate male and female toilet facilities
- * Kitchen
- * Security & fire alarms (untested)
- * Three phase power and gas



TERMS:	For sale or to let.
RENT:	Just £7.32 per sq ft overall.
PRICE:	Upon application.
VAT:	Not applicable.
RATEABLE VALUE:	We are advised upon a rateable value of £81,000 with effect 1 April 2023 payable at the standard multiplier of 51.2p in the £. 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.
EPC:	TBA.
VIEWING:	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) on 01992 440744.

C4598-1



MISREPRESENTATION ACT

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