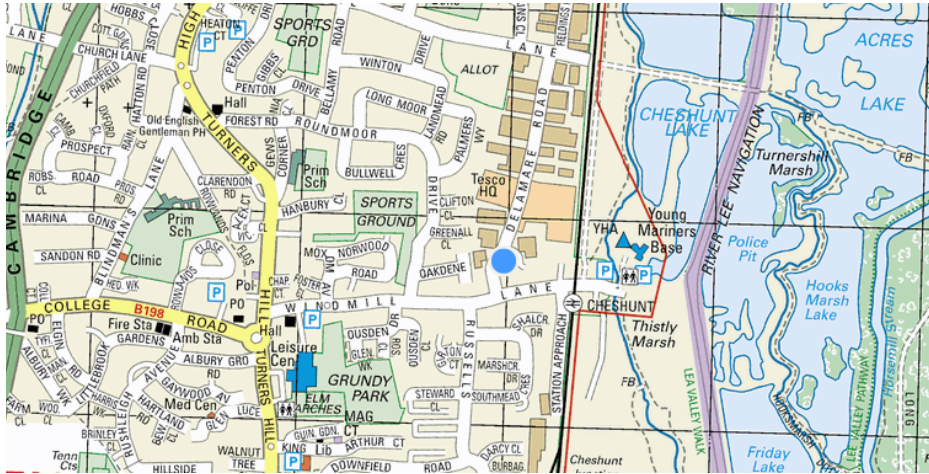




PLEASE NOTE: The Landlords are not obliged to accept any offers and will make their choice of tenant based on the suitability of the applicants, their financial status and the trade/business that is proposed. We will be pleased to answer any questions and look forward to your call.

Important Notices:

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items in photographs are not necessarily included.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamsons Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings.

Williamsons Dace Brown LLP is a limited liability partnership and is registered in England (OC327608), Registered address: 22 Cannon Hill, London, N14 6BY



WILLIAMSON
DACE | BROWN



Units 1, 2 & 6 St Georges Works, 22-23 Delamare Road, EN8

- **3x Workshop/Warehouses with mezzanine offices available**
- **£16,000pax per unit**
- **Approx 800ft² each**

Excellent warehouses with mezzanine office to let on Delamare Road with secure parking. There are good transport links; Cheshunt station is within walking distance (direct links to London Liverpool Street) and close to both the A10 and M25. Excellent condition.



WILLIAMSON
DACE | BROWN

Williamsons Dace Brown
22 Cannon Hill, Southgate, London N14 6BY
Tel: 020 8886 4407
www.wdbproperty.co.uk



The properties comprise a workshop/warehouse space on the ground floor each with an office on the mezzanine floor. The units have three allocated parking spaces each to include both front and rear access.

Delamare Road is a busy road within Cheshunt. The station is a five minute walk away with connections to London's Liverpool Street station. The A10 is under a mile away allowing for easy access to the M25.

The units were built in 2005 and have been maintained to a good standard throughout. The properties benefit from gas central heating with radiators in the offices. Electric roller shutters to the front (3.0m x 3.6m). Strip lighting throughout. The site is surrounded by palisade fencing. The unit includes a security alarm. There is also a fire alarm and emergency lighting positioned throughout.

There is a toilet at the rear of each workshop/warehouse. Staircase to the rear for access to the mezzanine office. Double Glazed throughout.

Accommodation

(all sizes approximate)

Ground Floor

46.01m² (495ft²)

Mezzanine Office

29.07m² (312ft²)

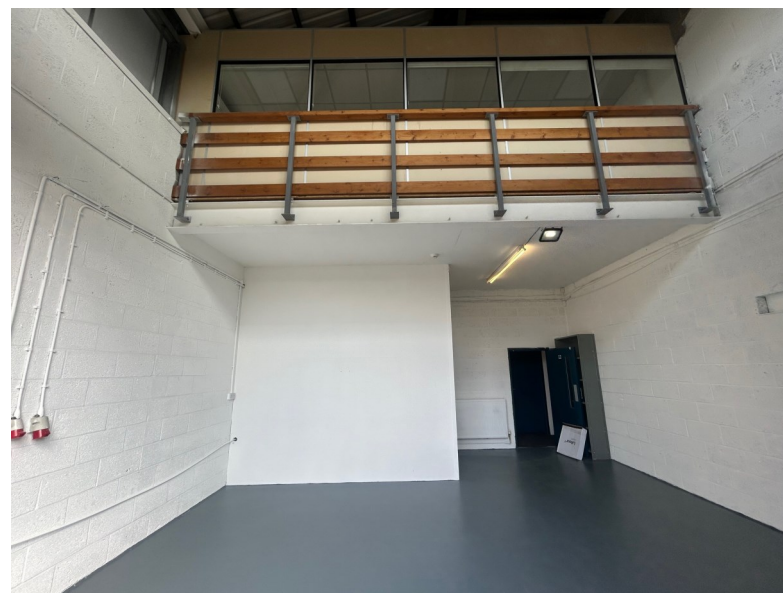
Gross Internal Area (Including w/c & stairs)

75 m² (808ft²)

Maximum Warehouse Height 7.4m (24'5)

Lowest Height

3.07m (10'11)







Terms

The premises are available for rent at **£16,000 per annum exclusive** on flexible full repairing and insuring lease terms to be negotiated.

Service Charge

TBC

Anti-Money Laundering checks

All purchasers will be required to provide satisfactory proof of funds and ID checks to satisfy AML legislation.

Planning

The property falls within the London Borough of Broxbourne and can be used for either (B1 (Business) & B2 (General Industrial) & B8 (Storage or distribution). All tenants are to satisfy themselves with regard to the Use Class Order.

Business Rates

Units 1 & 2 have a Rateable Value of £12,500, Unit 6 a rateable value of £10,250. All purchasers should check with the local authority to confirm the business rate liability.

VAT

VAT is applicable.

EPC

All units have a C rating.

Viewings By appointment only.

Sales, Letting and Managing Agents

Williamson Dace Brown LLP
22 Cannon Hill, Southgate
London N14 6BY

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