



# Abbey Trade Park

/// dared.strict.agents

Industrial Units To Let (5,957 SQ FT - 32,750 SQ FT GEA)

A development of 4 high specification industrial trade units located within minutes of J26, M25.

Cartersfield Road | Waltham Abbey | EN9 1JD



 MONTAGU  
EVANS

 STRETTONS

# Grade A Spaces, Grade A Opportunities at Abbey Trade Park.

Introducing Abbey Trade Park, a brand new, high-specification commercial development located within 2 miles of Junction 26 of the M25 and 3 miles of the A10. The scheme offers a selection of 4 Grade A warehouse units with EPC Rating of A+, suitable for light industrial, B2 & B8 use.



# Efficient. Secure. Sustainable. Discover Abbey Trade Park.

Abbey Trade Park is a brand new commercial development in Waltham Abbey, designed to support a wide range of business operations. With contemporary architecture and thoughtful design, it offers adaptable spaces that prioritise efficiency, security, and sustainability. It's strategic location provides seamless connectivity to key transport routes, making it an ideal hub for growing businesses.

the self storage company

Canary Wharf

City of London



L M Straughan Ltd



M25

M25

The scheme is located in Waltham Abbey, Essex, with easy access to an extensive transport network. The M25 (Junction 26) is approximately 2 miles from the site, while the A10 is approximately 3 miles away.

Waltham Cross Overground Station is less than 3 miles away, providing quick and regular trains into London, with direct services to: Liverpool Street in 27 minutes - Stratford in 21 minutes

The scheme also benefits from bus routes via Sewardstone Road, offering convenient access to: Walthamstow - Chingford - Harlow



# Designed for Today, Built for Tomorrow.



Ancillary Office Space



Staff Welfare Facilities



Externally Monitored Fire and Intruder Alarm



CCTV Coverage



Eaves Height Clearance: 8.85m



Electrically Operated, Insulated Sectional Shutter Doors



Proximity to Junction 26 of M25



Reception and Waiting Area



Parking Spaces Unit A: 13



Parking Spaces Unit B: 11



Parking Spaces Unit C: 13



Parking Spaces Unit D: 17



Active Charging Points & Passive Charging Points



EPC A+ Rating BREEAM 'Very good'



Photovoltaic Roof Panels



Direct trains to Liverpool Street (27 mins)



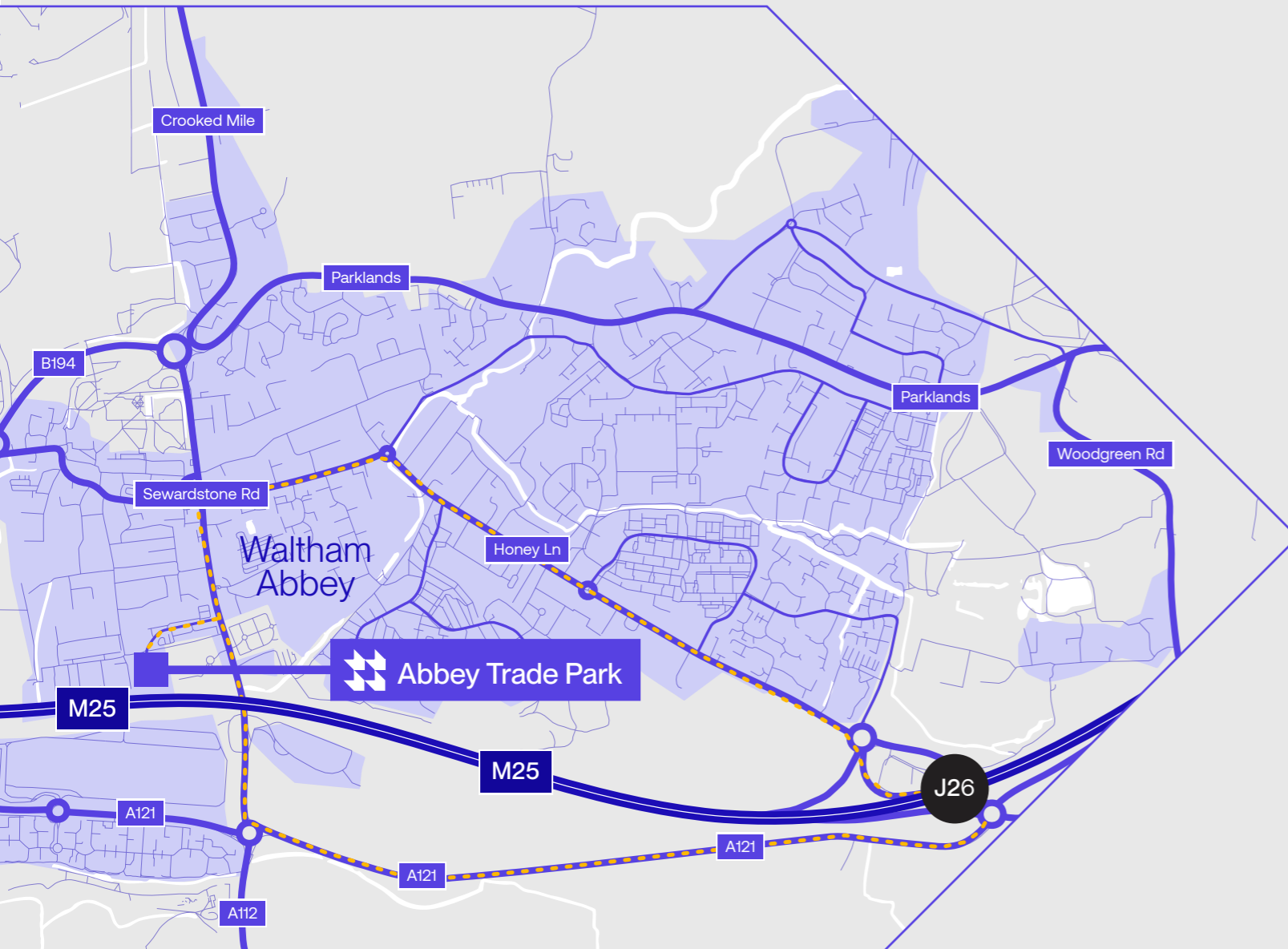
Units	SQ FT	SQ M	Availability
Unit A	8,290	770.18	Available Now
Unit B	5,958	553.48	Available Now
Unit C	8,348	775.55	Available Now
Unit D	10,157	943.60	Available Now





# Strategic Location, Limitless Opportunities

The scheme is located in Waltham Abbey, Essex, within easy access of an extensive transport network. The M25, J26 is approximately 2 miles from the site, while the A10 is approximately 3 miles away. Waltham Cross overground station can also be reached in less than 3 miles, providing quick and regular trains into London. The station provides direct services into Liverpool Street in 27 minutes, and to Stratford in 21 minutes. The scheme also benefits from bus routes via Sewardstone Road, enabling access to Walthamstow, Chingford and Harlow.



Road	Distance	Time	Rail	Distance	Time
M25 J26	1.9 Miles	5 Mins	Waltham Cross	2.0 Miles	7 Mins
A10	2.9 Miles	7 Mins	Theobalds Grove	3.2 Miles	10 Mins
M25 J25	3.9 Miles	8 Mins			
M11 J6	6.8 Miles	10 Mins	Airport	Distance	Time
A406 N Circular	5.5 Miles	12 Mins	Stansted	22.4 Miles	26 Mins
A1(M) J1	12.6 Miles	18 Mins	Heathrow	31.4 Miles	45 Mins

# Abbey Trade Park



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