

Duncan Phillips have brought to the market to let, a modern detached building offering ground floor storage and offices on the first floor with additional mezzanine above.

This Modern Storage/Office Unit is situated in a convenient location adjacent to the main high street in Waltham Cross with its multiple shopping and transport facilities.

The property has just undergone a complete internal refurbishment and is offered in excellent condition throughout. All floors have newly installed telecommunication points, there is an inset ceiling lighting to first floor offices and fluorescent lighting in the mezzanine and storage areas.

With a total gross square footage of 1000, the property provides easy access to the M25 & A10.

Viewings are highly recommended!

### Entrance

Private access road leading from Lodge Crescent to electronic entrance gates into Killarney Court. Unit 5 is the first detached building on the right hand side and has its own personal entrance doorway leading into the ground floor hallway.

### Main Storage Area

Newly laid floor tiles in the entrance hallway with stairs leading to the first floor and additional doorway through to ground floor storage area measuring 18'9 x 17'3 (324 sq.ft.) Double glazed UPVC windows to both front and flank elevation with addi

### Office Area

Doorway leading from tiled entrance staircase into

open plan office measuring 19' x 17' (328 sq.ft.) Newly laid fitted carpet UPVC double glazed windows to front and flank elevation together with UPVC casement doors. Newly installed stainless

### Mezzanine Floor Area

Measuring approx. 20' x 14' (280 sq.ft.) Entrance stairway and mezzanine floor newly carpeted Power points Radiators Small window to both flank elevations

### External

Allocated car parking for 2 vehicles in the adjoining communal car park area

### Lock up Garage

A large brick built lock up garage adjoins the premises with double steel plated doors either end providing drive through access and additional useful storage

### Lease Terms

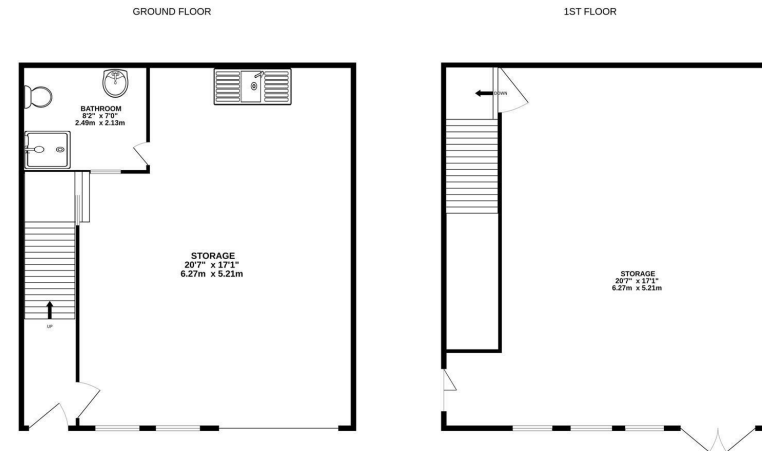
By negotiation

### Rental Terms

Commencing rental of £17,000 per annum plus VAT

### Availability

The premises are available for immediate occupation and can be viewed by appointment only with Alan Wilcox. Please call 01992 701133 to make an appointment.



TOTAL FLOOR AREA: 883sq.ft. (82.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is to be illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropac (2023)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	