



STRETTONS  
EST 1931



**FOR SALE / TO LET**

**Mercury House, Lea  
Road, Waltham Abbey  
EN9 1AT**

13,662 sq. ft / 1,262 sq. m

Detached Two storey warehouse  
premises





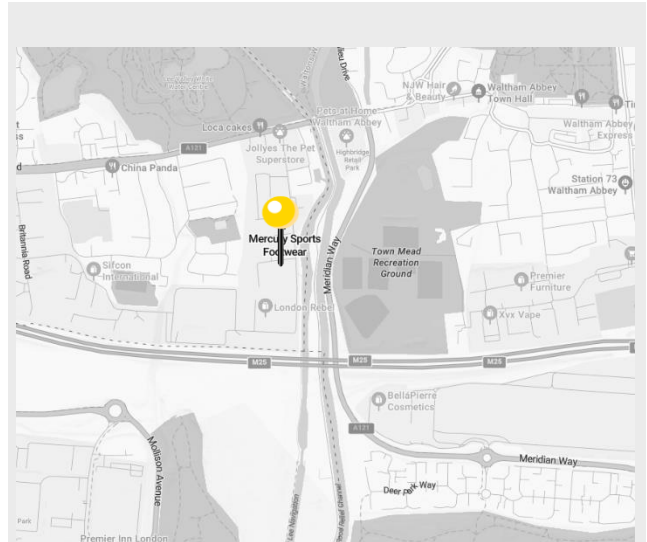
## Description

A detached two storey commercial building of single portal frame construction with brick work elevations underneath a pitched insulated roof. The unit benefits from a securable yard area to the right flank and rear of the building. At ground floor level the building provides a split between open workspace, 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.

- Good natural daylight
- 3m to underside of first floor slab
- Separate male and female toilet facilities
- Rear yard
- Substantially refurbished building
- Three phase power and gas

## Location

Mercury House is situated on the western side of Lea Road, just past the junction with Gordon Road. 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. Waltham Cross railway station, with links into London Liverpool Street, is within less than 1 mile away.



|                       |                  |
|-----------------------|------------------|
| <b>VAT</b>            | Not Applicable   |
| <b>EPC</b>            | E102             |
| <b>Rateable Value</b> | £81,000          |
| <b>Price/ Rent</b>    | Upon Application |

## Contacts

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|                       | Sq ft         | Sq m         |
|-----------------------|---------------|--------------|
| Ground Floor          | 6,004         | 558          |
| First Floor<br>Office | 6,004         | 558          |
| Rear Building         | 1,574         | 146          |
| <b>Total</b>          | <b>13,662</b> | <b>1,262</b> |