



Land at Waltham Cross

Cheshunt, EN8 9FN

**Flexible Open Storage Site
in Waltham Cross Available
Immediately, In Part Or Its
Entirety.**

**7,400 to 30,450 sq ft
(687.48 to 2,828.90 sq m)**

- Use class B8
- Concrete hardstanding surface
- Electric and water on site
- Fully fenced with gated dual access
- Surrounded by industrial occupiers
- Close proximity to the A10 (1.2 miles) and M25 (2.1 miles)

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Summary

Available Size	7,400 to 30,450 sq ft
Rent	£6.50 per sq ft
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon enquiry

Description

The property comprises approximately 1.61 acres of open storage land, situated within the well-established industrial area of Delamare Road, Waltham Cross. This versatile site benefits from a concrete hardstanding surface, making it ideally suited for HGV parking, construction laydown, or container storage.

Utility connections for electricity and water are already in place. The site is fully enclosed with perimeter fencing and features newly installed manual double gates at both ends, providing efficient in-and-out access. Existing portacabins will be removed prior to letting, leaving a clear and fully operational yard area. The site offers an ideal solution for logistics, distribution, or industrial occupiers seeking a strategic location within Greater London.

Location

Located within the established Delamare Road industrial zone, the site benefits from excellent access to key regional routes. It is approximately 1.2 miles from the A10, 2.1 miles from Junction 25 of the M25, and close to Waltham Cross town centre. This prime position offers strong connectivity to Greater London, Hertfordshire, and Essex.

The surrounding area is characterised by a mix of logistics, warehousing, and light industrial operators, enhancing the commercial viability of the location. Wide approach roads, dual gate access, and proximity to both road and rail infrastructure makes this site particularly suitable for, but not limited to, HGV operators, fleet managers, and businesses requiring secure, accessible open storage.

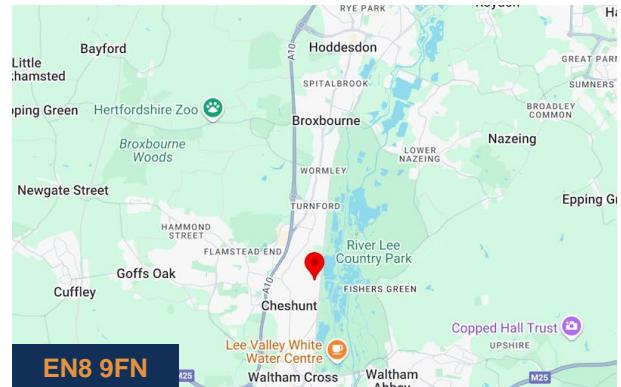
Terms

The premises are available by way of a term to be agreed upon up to a term of 5 years outside the Landlord & Tenant Act 1954, Part II with a landlord only development break after 3 years.

The site is available to occupy immediately.

Video

- Marketing Video - <https://vimeo.com/1096502999?share=copy#t=0>



Viewing & Further Information



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