

### Site 3

Delamare Road, Waltham Cross, Cheshunt, EN8 9SL

**Open storage land available  
to let on flexible lease**

**22,300 sq ft**

(2,071.74 sq m)

- Flexible lease up to 3 years
- Close Proximity to the A10 (1.2 miles) and M25 (2.1 miles)
- 22,300 sqft / 0.51 acres
- Fenced and Gated
- Fully Contreted Surface

# Site 3, Delamare Road, Waltham Cross, Cheshunt, EN8 9SL

## Summary

<b>Available Size</b>	22,300 sq ft
<b>Rent</b>	£6.50 per sq ft
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - No building present

## Description

This plot comprises approximately 22,300 sqft / 0.51 acres of, open storage land, situated within the well-established industrial area of Delamare Road, Waltham Cross. This versatile site benefits from a concreted 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 wide gates. The site offers an ideal solution for logistics, distribution, or industrial occupiers seeking a strategic location within Greater London.

## Location

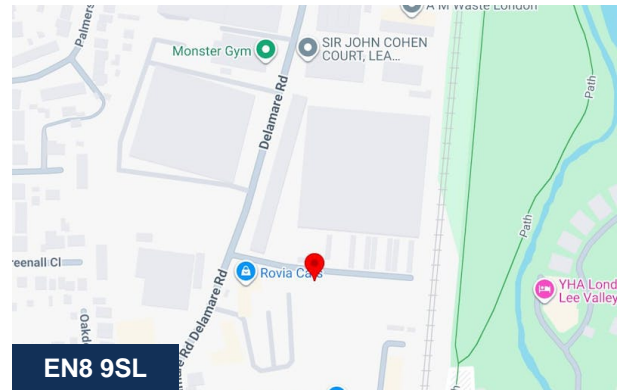
Located within the established Delamare Road industrial zone, the site benefits from excellent access to key regional routes. It is approximately 1.2 miles from the A10, 2.1 miles from Junction 25 of the M25, and close to Waltham Cross town centre. This prime position offers strong connectivity to Greater 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 site is available to occupy immediately, on lease for a term of up to 3 years, outside the Landlord and Tenant Act 1954.

## AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



## Viewing & Further Information



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