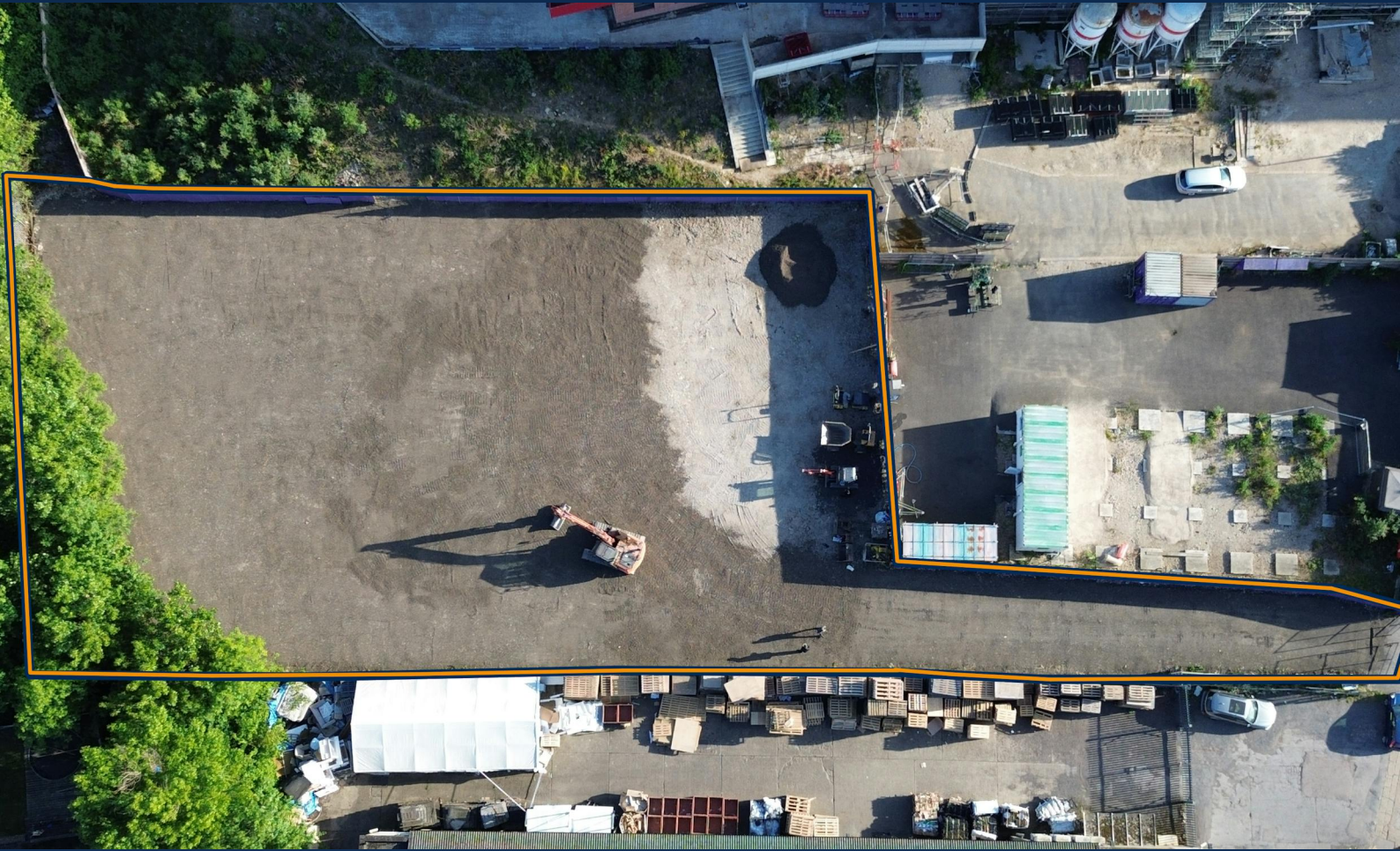




## Site 2

Delamare Road, Waltham Cross, Cheshunt, EN8 9SL

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

**22,125 sq ft**  
(2,055.48 sq m)

- Flexible lease up to 2 years
- Close Proximity to the A10 (1.2 miles) and M25 (2.1 miles)
- 22,125 sqft
- Fenced and Gated
- Crushed Contrete Surface

# Site 2, Delamare Road, Waltham Cross, Cheshunt, EN8 9SL

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 22,125 sq ft                       |
| Rent           | £4.50 per sq ft                    |
| Business Rates | Upon Enquiry                       |
| Service Charge | N/A                                |
| VAT            | To be confirmed                    |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | EPC exempt - No building present   |

## 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.

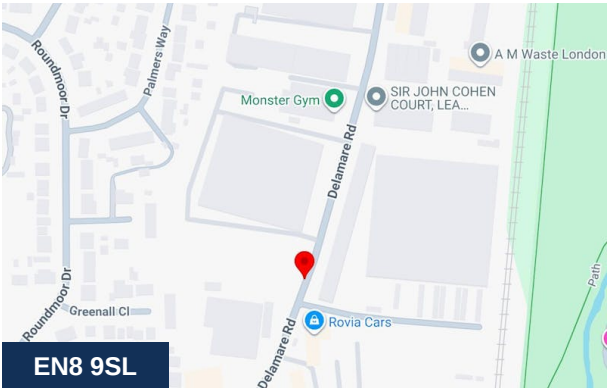
The surrounding area is characterised by a mix of logistics, warehousing, and light industrial operators, enhancing the commercial viability of the location. Wide approach roads, dual gate access, and proximity to both road and rail infrastructure makes this site particularly suitable for, but not limited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

## Terms

The site is available to occupy immediately.

## 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



**Peter Amstell**  
020 8429 9007  
peter@davidcharles.co.uk



**George Moriarty**  
020 8429 9003 | 07522 700 507  
george@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 24/08/2026

