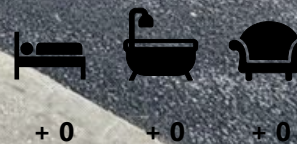




£2,300 per month

Unit 19, Leaside Industrial Park, Sedge Green, Nazeing,
EN9 2BF



About the Property

Duncan Phillips are pleased to offer this end unit within a newly built Industrial units based in the well maintained Leaside Industrial Park, Nazeing, EN9, offering easy access to major arterial routes including M25, M11, M1, A10 & A406.

The premises is a fully open canvas spread over 2300 sq.foot, and can host several different occupiers. Currently there is a mezzanine level and racking that can be removed or negotiated separately.

Benefits include, CCTV, gated entrance, quality structure, roller shutters, as well as a separate front door and W/C facilities.

VAT - This unit is VAT applicable.

LEGAL COSTS - Each party to cover their own legal costs.

BUILDING INSURANCE - Approx £410 + VAT Per Annum

MAINTENANCE - Approx £575 + VAT Per Annum

PARKING NOTES - Parking to the front of the unit.

VIEWING - strictly by appointment only.

ADDITIONAL - there is a 7.5 tonne weight limit at the entrance

Tenure: To be advised

EPC: To be confirmed (0)

Council Tax -







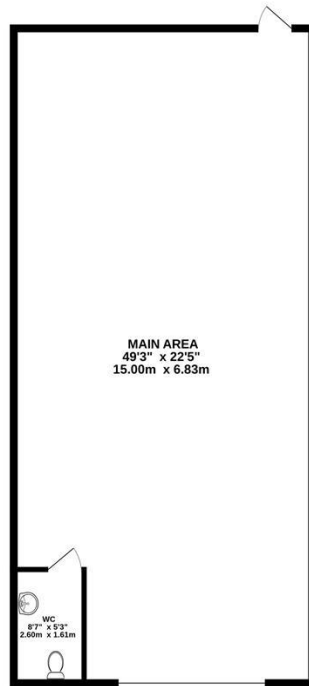
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KEY FEATURES

- Newly built industrial/warehouse unit
- Located within a secure, gated industrial estate
- Excellent access to the M25, M11, A10 and North Circular (A406)
- Electric roller shutter loading door
- Separate pedestrian entrance
- Open-plan accommodation suitable for a variety of commercial uses
- Allocated parking directly in front of the unit
- Modern WC facilities
- Estate-wide CCTV security system
- High-specification modern construction
- Conveniently located close to Waltham Abbey,

GROUND FLOOR
1103 sq.ft. (102.4 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.4 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 for 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 Metropix 02025

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number: 129421124

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.