



Asking Price: £1,050,000

**Unit 7, Meridian Business Park, Fleming Road, Waltham
Abbey, EN9 3BZ**



About the Property

The property comprises a modern mid-terrace industrial/warehouse unit constructed approximately 15 years ago. The building is of steel portal frame construction with profile steel cladding elevations beneath a pitched steel-clad roof incorporating translucent roof lights.

Internally, the accommodation is arranged to provide open-plan warehouse/storage space at ground floor level, together with a substantial first-floor office. This in turn provides access to a mezzanine level, offering additional storage capacity.

Meridian Business Park is situated on the southern side of Waltham Abbey, accessed via Fleming Road, a small service road directly off the A121. The A121 provides excellent connectivity to both the A10 and the M25 motorway network. Junction 26 of the M25 lies approximately 2 miles to the east, with Junction 25 approximately 2 miles to the west.

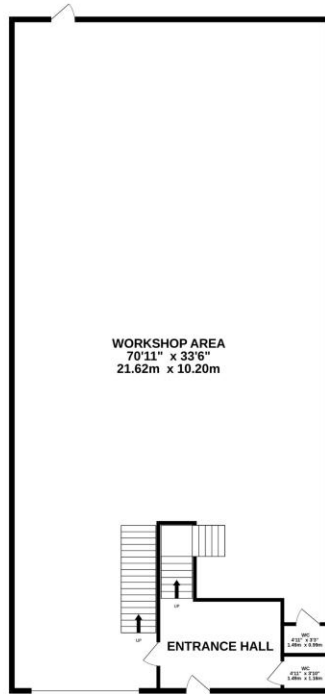
Waltham Cross mainline station is located approximately 3 miles to the west, providing regular services to London

Tenure: Freehold

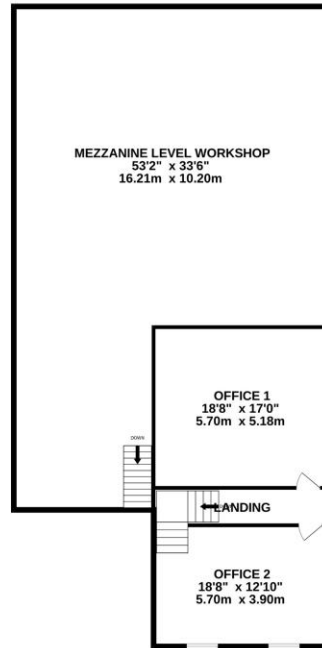
EPC: To be confirmed (0)



GROUND FLOOR
2373 sq.ft. (220.5 sq.m.) approx.



1ST FLOOR
2050 sq.ft. (190.4 sq.m.) approx.



TOTAL FLOOR AREA: 4423 sq.ft. (410.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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KEY FEATURES

- Sectional Loading Door
- Generous Forecourt With Good Loading Facilities
- 4 Parking Spaces Available
- VAT Applicable

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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.