



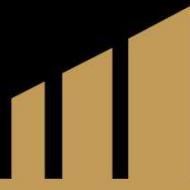
UNIT 6A IMPRIMO PARK, LENTHALL ROAD LOUGHTON IG10 3UF



**Refurbishment underway
TO LET WAREHOUSE UNIT
19,914 sq ft (1,850 sq m)**

12-14 Denman Street, London W1D 7HJ
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LOCATION

Unit 6A is accessed from Lenthall Road which indirectly links to Chigwell Lane (A1168). The A1168 provides a direct link to the M11 at junction 5 (0.6 miles). Junction 5 is a non-standard motorway interchange.

Debden underground station is located within 0.7 miles of the property, providing a direct journey to London Liverpool Street with a journey time of approximately 40 minutes.



DESCRIPTION

The unit is a mid-terrace modern warehouse space with ground and first floor offices. The warehouse benefits from 2 electric up and over loading doors and an eaves height of 9.23 m.

The offices will be fully fitted with w/c's and a kitchen facility/tea point and reception.

Externally there is a dedicated loading yard and 33 marked car spaces allocated to the unit.

The unit is to be comprehensively refurbished, including increasing the loading door sizes, new offices and will benefit from photovoltaics and EV charging points.

ACCOMMODATION

	SQ M	SQ FT
Warehouse & Reception	1,686.47	18,153
First floor office	163.61	1,761
TOTAL	1,850.08	19,914

AMENITIES

- To be refurbished
- Suitable for storage or last mile deliveries
- Generous yard
- 2 loading doors
- 24-hour access
- New ground and first floor offices/staff areas.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

BUSINESS RATES

We are advised that the current rateable value for the property is £197,000. Potential occupiers are recommended to confirm rates payable with the local authority.

LEGAL COSTS

Each party is to bear their own legal costs in this matter.

TERMS

The unit is available on a new lease direct from the landlord.

VIEWING

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