



Yard / Yards on Brooker Road

180-181 Brooker Road, Waltham Abbey, EN9 1JH

**Self contained fenced and
gated yard(s)
Buildings now cleared**

From approx.

0.50 to 1.20 Acres

(0.20 to 0.49 Hectares)

- Flexible terms available
- Self contained yard(s)
- Fenced and gated
- Service connections including power and water available close by

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Summary

Available Size	0.50 to 1.20 Acres
Rent	Rent on application
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

The premises comprise a surfaced yard made up of part concrete and crushed aggregate enclosed by steel palisade fencing and gates. The property is broadly rectangular in shape, and level. The site can be split with a minimum size of half an acre available.

The yard is in close proximity to the M25 and Waltham Trade Park, brand new industrial units, are directly to the East.

Location

The Property is in Brooker Road, one of the principle industrial areas in Waltham Abbey.

Waltham Abbey is situated close to the borders of Essex with Hertfordshire and North-East London. The town is directly accessible to the M25 at Junction 26 providing access to the National motorway network. Waltham Abbey town centre with its variety of shops, eateries and service providers is within easy walking distance of the property, as are the Lidl and Tesco supermarkets.

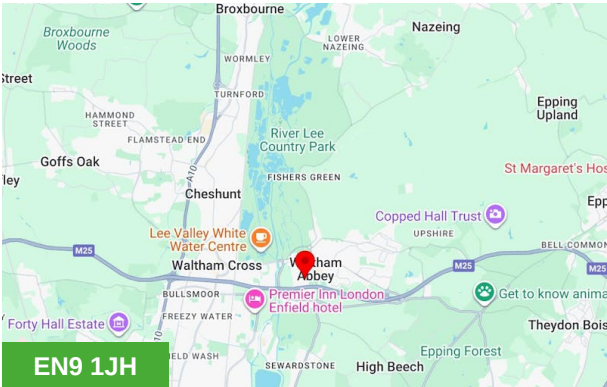
Terms

The yard/s are available to let on new fully repairing and insuring lease/s for a term of years to be agreed. The maximum lease length is 5 years.

Accommodation

The accommodation comprises the following areas:

Yards from approx. 0.5 acres (21,780 sq ft) to 1.2 acres (52,272 sq ft)



Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
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(vi) All quoting rents, prices and terms are expressed subject to contract;
(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 05/11/2025