



## Unit 1 Waltham Hall Industrial Estate, Bambers Green, Takeley, CM22 6PF

Industrial/Logistics To Let | Rent on application | 16,668 sq ft

Industrial/Warehouse Unit To Let

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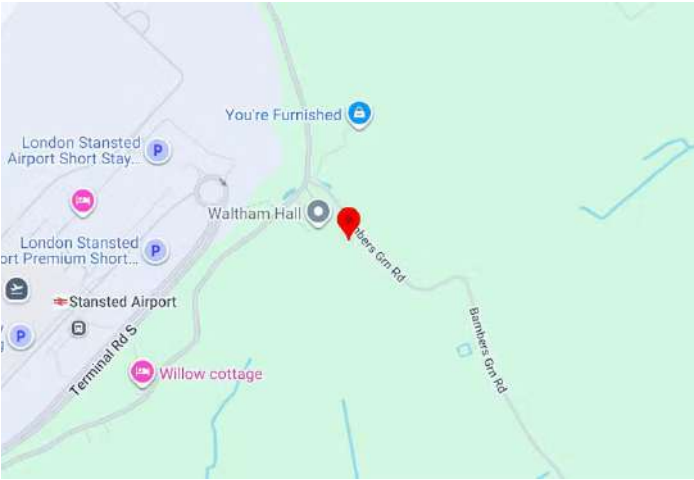
## Summary

- Rent: Rent on application
- Business rates: Estimate to be provided on application
- Service charge: Currently no formal service charge in place
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C
- Lease: New Lease

## Contact & Viewings

James Issako MRICS  
01279 620 200 | 07817 269 490  
ji@dww.co.uk

Rhys Southall MRICS  
01279 620 221 | 07960 548878  
rs@dww.co.uk



## Key Points

- Electric roller shutter door
- Ridge height of 10.25m
- Car parking and loading area
- Mezzanine floor can be purchased or removed if required

## Description

The property comprise of a modern industrial unit that benefits from an electric roller shutter, concrete floor and 3 phase power. The property has a ridge height of 10.25m. The unit is currently fitted with a mezzanine floor providing additional storage space but this can be removed if required. In addition to the warehouse space the property also incorporates office accommodation, featuring double glazed windows, suspended ceilings and a fitted kitchen. Staff welfare facilities also include male, female and disabled W/Cs.

Externally the property benefits from a generously sized parking and yard area.

## Location

The premises are located at Waltham Hall, just off Parsonage Road in Takeley, a highly accessible position being only 4.5 miles from M11 Junction 8 which provides fast connections south to London and north to Cambridge and the Midlands.



The A120 dual carriageway is immediately accessible around 2 miles away, linking the site directly to Stansted Airport and the wider regional road network. This strategic location, with excellent motorway, air and rail connectivity, makes the property well suited to occupiers with regional, national or international distribution requirements.

## Accommodation

| Name                  | sq ft  | sq m     |
|-----------------------|--------|----------|
| Ground - Warehouse    | 15,807 | 1,468.52 |
| Ground - Office       | 694    | 64.47    |
| Ground - WCs          | 167    | 15.51    |
| Mezzanine - Mezzanine | 15,306 | 1,421.97 |
| Total                 | 31,974 | 2,970.47 |

## Terms

The property is available on a fully repairing and insuring lease for a term of years to be agreed.

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