



Theydon Business Park, Hobbs Cross Road, Epping, CM167NY

Yard To Let | Rent on application | 10,000 to 37,486 sq ft

0.86 acre (37,486 sq ft) yard available to let in its entirety or in part/s from a minimum of 10,000 sq ft

www.dww.co.uk

Theydon Business Park, Hobbs Cross Road, Epping, CM167NY

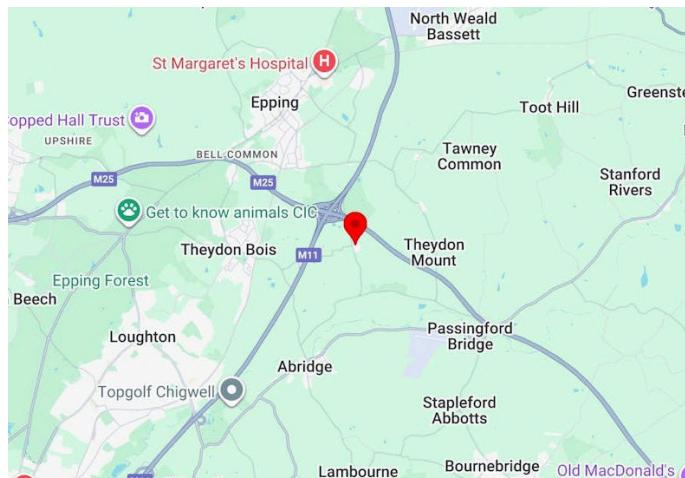
Summary

- Rent: Rent on application
- Business rates: Available on request
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Contact & Viewings

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

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



Key Points

- 24/7 access
- Secure site with electric security gate and CCTV
- Services provided including 3 phase and water
- Laid with crushed & rolled Type 2 aggregate

Description

The yard comprises of 0.86 acres (37,486 sq ft) and is laid with crushed and rolled Type 2 aggregate with the site boundary comprising of palisade fencing. There are shared welfare facilities on site but the plot also benefits from its own 3 phase electricity, water and foul waste for tenants to install their own facilities. The current planning use is B8 storage and distribution. The plot can be split with a minimum size of 10,000 sq ft available.

Location

The unit is located on Theydon Business Park off Hobbs Cross Road, Theydon Garnon. The site is easily accessible via road, located adjacent to Junction 6 of the M11 and Junction 27 of the M25. Theydon Bois Station is a 5 minute drive from the site.

Terms

The yard is available to let on a new fully repairing and insuring lease for a term of years to be agreed. Rent on letting of parts will be apportioned accordingly.

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;
 (iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
 (iv) All prices quoted in these particulars may be subject to VAT in addition, and
 (v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;
 (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.'



