



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

Industrial/Logistics To Let | Rent on application | 13,189 sq ft

Industrial/Warehouse Unit To Let

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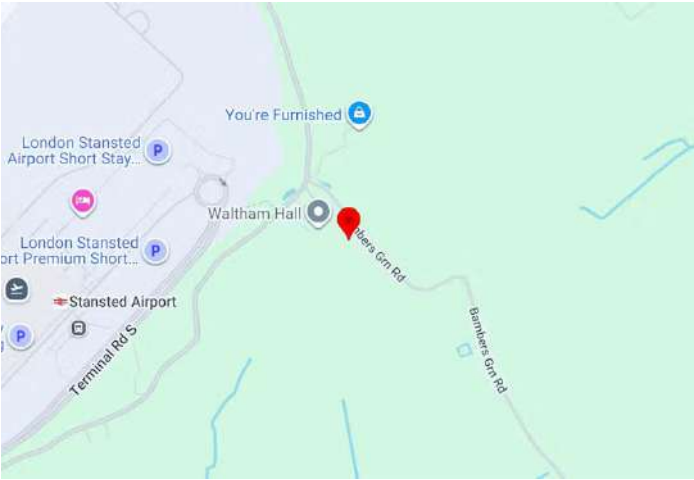
Summary

- Rent: Rent on application
- Business rates: An estimate can be provided on request
- 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
- Minimum eaves height of 6.7m rising to 8.7m
- Car parking and loading area
- Mezzanine floor can be purchased or removed if required

Description

The property comprises of a modern industrial unit which benefits from an electric roller shutter, concrete floor and 3 phase power. The property has an eaves height of 6.7m rising to 8.7m eaves. The unit is currently fitted with a mezzanine floor providing additional storage space but this can be removed if required.

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	12,346	1,146.98
Ground - Office	397	36.88
Ground - Link area	446	41.43
Mezzanine - Mezzanine	6,150	571.35
Total	19,339	1,796.64

Terms

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

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