



## 8 Orbital Business Centre, Brooker Road, Waltham Abbey, EN9 1JH

Industrial/Logistics To Let | £38,500 per annum | 2,583 sq ft

Industrial/warehouse with mezzanine

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## Summary

- Rent: £38,500 per annum
- Business rates: According to The Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) the Rateable Value is £29,500. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D

## Further information

- [View details on our website](#)

## Contact & Viewings

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## Key Points

- Minimum eaves height of 7m
- First floor storage mezzanine
- 3 phase electricity
- Electric sectional loading door
- Car parking spaces

## Description

The Property comprises a steel portal framed warehouse built in 2007 with a minimum eaves height of 7m. Externally there are brickwork elevations with metal cladding above. The roof is covered with profile metal cladding incorporating translucent panels providing excellent natural light. At ground floor are two WC's and 3 partitioned offices and the remainder of the space is for warehouse/production use. The warehouse benefits from an electric loading door and 3 phase power. Internally the unit benefits from a mezzanine floor providing further storage space and single WC. The Landlord will permit the mezzanine to be removed should this be required.

## Location

The unit is situated on Orbital Business Centre with extensive frontage to Brooker Road industrial area within Waltham Abbey.



The estate lies immediately adjacent to the M25 and has excellent links to the national motorway network via Junction 26 of the M25 approximately within 2 miles (3.2km). The town centre is within easy walking distance of the property, offering banks, a post office and shopping facilities. Waltham Abbey is located approximately 15 miles north of Central London. Waltham Cross Station provides regular services into London Liverpool Street via Tottenham Hale. The station is approximately 2 miles from Orbital Business Centre. The unit also benefits from good bus routes from Sewardstone Road providing services to Harlow, Walthamstow and Chingford.

## Accommodation

Name	sq ft	sq m
Ground	2,583	239.97
Mezzanine	1,390	129.14
Total	3,973	369.11

## Terms

The property is available to let on a new full repairing and insuring lease, for a term of years to be agreed.

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