



4 Orbital Business Centre, Brooker Road, Waltham Abbey, EN9 1JH

Industrial/Logistics To Let | £40,000 per annum exclusive | 2,424 sq ft

Industrial/Warehouse with mezzanine

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Summary

- Rent: £40,000 per annum exclusive
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is be £37,250 from April 1st 2023.
- Service charge: £2,665.29 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C

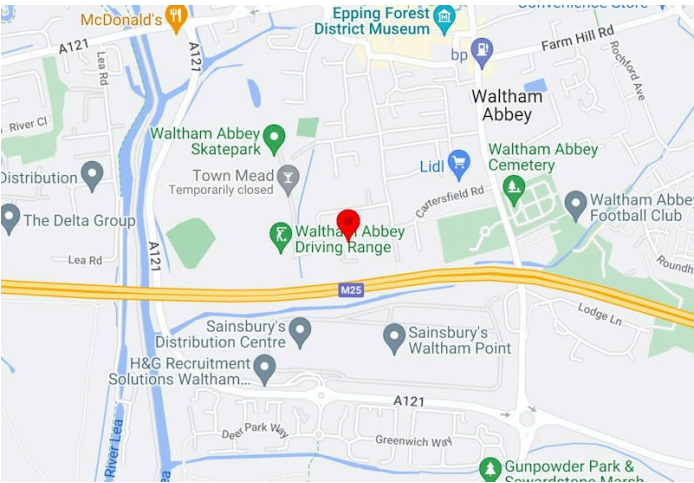
Further information

- [View details on our website](#)

Contact & Viewings

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Key Points

- Minimum eaves height of 6.9m
- First floor storage mezzanine
- 3 phase electricity
- Electric sectional loading door
- 8 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. The warehouse benefits from an electric loading door and 3-phase power. Internally, the unit benefits from a large mezzanine floor providing further storage space and 2 w/c's. The Landlord will permit the mezzanine to be removed should this be required.

Location

The units are situated at the entrance to Orbital Business Centre with extensive frontage to Brooker Road. Orbital Business Centre is located on the 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	2,424	225.20
Mezzanine	1,213	112.69

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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