



151 Brooker Road

Waltham Abbey, EN9 1JH

Business Unit

4,041 sq ft
(375.42 sq m)

- First floor offices/ground floor production space
- 9 car parking spaces
- Further useful yard

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Summary

Available Size	4,041 sq ft
Rent	£44,000 per annum exclusive
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £41,750. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.

EPC Rating Upon enquiry

Description

The property comprises a part single storey part two storey business unit with production/storage space to the ground floor served by a roller shutter door together with first floor offices.

Externally, the building benefits from 9 allocated car parking spaces together with a small but useful gated yard of approximately 1,246 sq ft/115.76 sq m.

Location

Brooker Road is an established industrial area in Waltham Abbey. The town centre is within easy walking distance of the property with its Post Office, shopping facilities and eateries.

The estate is immediately adjacent to the M25 and has excellent links to the national motorway network via Junction 26 of the M25 approximately 2 miles (3.2km) distant. Waltham Abbey is located approximately 15 miles north of Central London.

Accommodation

The accommodation comprises the following areas:

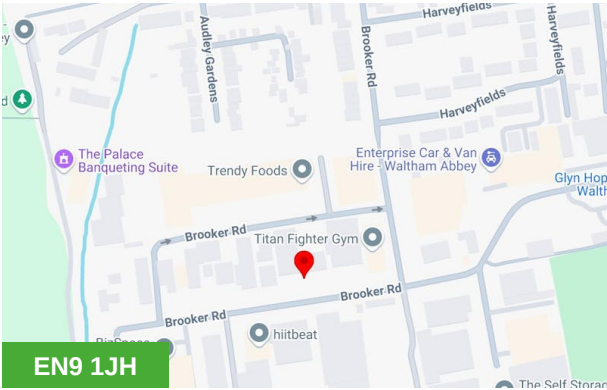
Name	sq ft	sq m
Ground	2,698	250.65
1st	1,343	124.77
Total	4,041	375.42

Terms

The property is available on a new sub-lease for a term of years to be agreed on fully repairing and insuring terms at a rent of £44,000 pax.

Alternatively, our client will sell their long leasehold interest having approximately 49 years unexpired at a current ground rent of £5,400. Our client's interest also includes an income of £6,000 per annum exclusive from a telephone mast, the lease having approximately 4 years unexpired.

Offers in the order of £375,000 are invited for our client's valuable long leasehold interest.



Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

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's 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." Generated on 11/07/2025