Derrick Wade Waters



Unit 2 Abbeymead Industrial Park, Brooker Road, Waltham Abbey, EN9 1HU

Industrial/Logistics To Let | £60,000 per annum | 3,846 sq ft

Industrial/warehouse unit

www.dww.co.uk

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Summary

- Rent: £60,000 per annum
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £48,500. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Service charge: TBC
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C

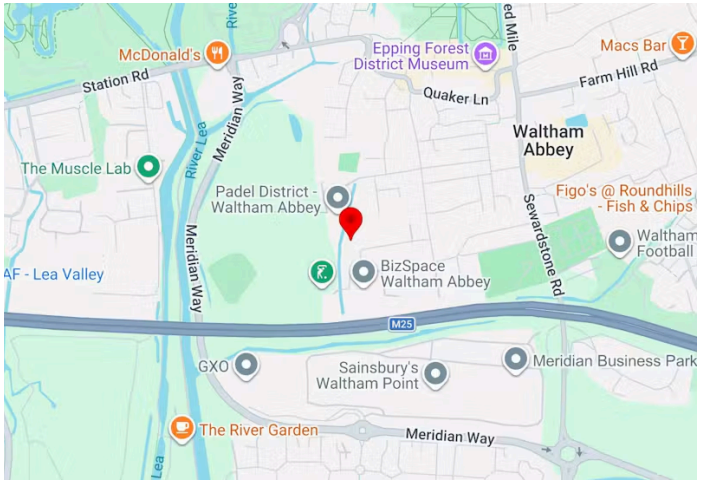
Further information

- View details on our website

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

- Minimum eaves height of 5.68m rising to 6.38m at the ridge
- Sectional up-and-over loading door (c.2.96m width by 3.50m high)
- Open plan office space to first floor with gas fired central heating
- Ground and first floor W.C's
- 10 car parking spaces

Description

The Property comprises a steel framed unit with part profile sheet cladding and part brick work to the external elevations under a steel clad roof incorporating translucent roof lights. On the ground floor there is a clear span production/warehouse area with W.C. facilities. To the first floor there is a large open plan office area with a kitchen and further W.C. facilities.

Externally there is a forecourt providing a loading and unloading area and 10 car parking spaces. The unit is situated on a modern gated development with other similar units.

Location

Abbeymead is located on the established industrial estate in Brooker Road, Waltham Abbey. The town centre is within easy walking distance of the property and provides a range of shopping facilities. 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). Waltham Abbey is located approximately 15 miles north of Central London. The unit also benefits from good bus routes from Sewardstone Road providing services to Harlow, Walthamstow and Chingford.

Accommodation

Description	sq ft	sq m
GF Warehouse area, lobby and WC	2,929	272.11
Office accommodation	917	85.19
Total	**3,846**	**357.30**

Terms

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

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