



## Yard / Yards on Brooker Road

180-181 Brooker Road, Waltham Abbey, EN9 1JH

**Self contained fenced and  
gated yard(s)  
Buildings now cleared**

**From approx.**

**0.50 to 1.20 Acres**

(0.20 to 0.49 Hectares)

- Flexible terms available
- Self contained yard(s)
- Fenced and gated
- Service connections including power and water available close by

# Yard / Yards on Brooker Road, 180-181 Brooker Road, Waltham Abbey, EN9 1JH

## Summary

<b>Available Size</b>	0.50 to 1.20 Acres
<b>Rent</b>	Rent on application
<b>Business Rates</b>	Upon Enquiry
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - No building present

## Description

The premises comprise a surfaced yard made up of part concrete and crushed aggregate enclosed by steel palisade fencing and gates. The property is broadly rectangular in shape, and level. The site can be split with a minimum size of half an acre available.

The yard is in close proximity to the M25 and Waltham Trade Park, brand new industrial units, are directly to the East.

## Location

The Property is in Brooker Road, one of the principle industrial areas in Waltham Abbey.

Waltham Abbey is situated close to the borders of Essex with Hertfordshire and North-East London. The town is directly accessible to the M25 at Junction 26 providing access to the National motorway network. Waltham Abbey town centre with its variety of shops, eateries and service providers is within easy walking distance of the property, as are the Lidl and Tesco supermarkets.

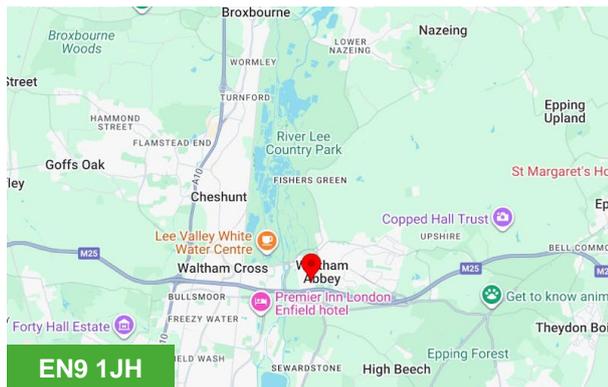
## Terms

The yard/s are available to let on new fully repairing and insuring lease/s for a term of years to be agreed. The maximum lease length is 5 years.

## Accommodation

The accommodation comprises the following areas:

Yards from approx. 0.5 acres (21,780 sq ft) to 1.2 acres (52,272 sq ft)



## 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

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