



26 West End Road

Broxbourne, EN10 7QN

**4,000 sq ft Detached
Warehouse with Dual Roller
Shutter Access, Dedicated
Service Road, On-Site
Parking & 10,500 sq ft Open
Storage**

21,500 sq ft

(1,997.42 sq m)

- 4,000 sq ft Warehouse
- 10,500 sq ft Open Storage
- Dedicated Service Road
- Two Roller Shutters
- On-Site parking for up to 10 Cars
- A10 (1.5 miles)
- M25 - Junction 25, Waltham Cross (6 miles)
- M11 - Junction 7, Harlow (10 miles)

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Summary

Available Size	21,500 sq ft
Rent	£95,000 per annum
Business Rates	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A substantial detached warehouse extending to approximately 4,000 sq ft, forming part of a larger 21,500 sq ft site. The warehouse benefits from two roller shutter loading doors, providing flexible and efficient access for goods-in and goods-out operations. The site further benefits from approximately 10,500 sq ft of open storage, providing valuable external storage and operational space for a variety of occupier requirements.

The property is complemented by a dedicated concrete service road, on-site parking for up to ten cars and generous circulation and manoeuvring space, providing direct and unobstructed access for HGVs, delivery vehicles and other commercial vehicles. The combination of warehouse, open storage and extensive yard/circulation space provides a highly practical and versatile facility for a range of industrial and logistics uses.

Location

The property is situated on West End Road, Wormley West End, in the Borough of Broxbourne, Hertfordshire (EN10 7QN), bordering Broxbourne Woods National Nature Reserve close to the A10 corridor. The A10 lies approximately 1.5 miles away, providing direct access to the M25 (Junction 25, Waltham Cross) approximately 6 miles distant, and the M11 (Junction 7, Harlow) approximately 10 miles distant, with Central London some 17–18 miles to the south. Broxbourne and Bayford stations, both approximately 3 miles away, offer fast rail services into London Liverpool Street in around 35 minutes, with Cheshunt station a further alternative approximately 4 miles away. The location also benefits from proximity to key industrial and commercial hubs, including Brookfield Industrial & Retail Park (approx. 3 miles), Cheshunt Industrial Estate (approx. 4 miles), Hoddesdon's business areas (approx. 3 miles), Harlow Enterprise Zone (approx. 10 miles) and Enfield's Innova Business Park (approx. 9 miles), with Stansted Airport approximately 22 miles distant.

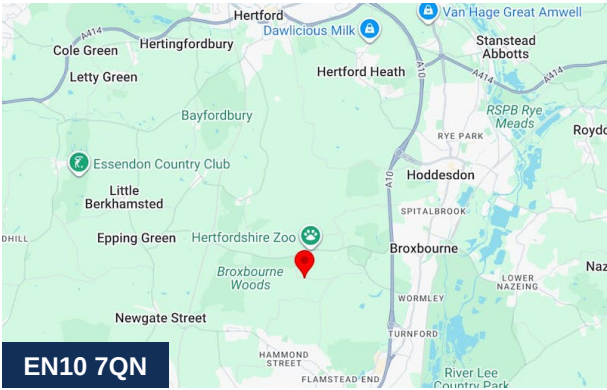
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Warehouse	4,000	371.61	Available
Outdoor - Storage	10,500	975.48	Available
Total	14,500	1,347.09	

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



Viewing & Further Information



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