



5 Abbey Point

Cartersfield Road, Waltham Abbey, EN9 1FE

Industrial/warehouse unit

2,851 sq ft
(264.87 sq m)

- Detached unit
- Electric roller shutter (5m x 3.6m)
- Two w/c's
- Eaves height of 6.25m rising to 7.25m
- 6 car parking spaces plus an accessible space

5 Abbey Point, Cartersfield Road, Waltham Abbey, EN9 1FE

Summary

Available Size	2,851 sq ft
Rent	£52,000 per annum
Business Rates	According to The Valuation Office Agency website, www.voa.gov.uk, the Rateable Value is £31,500. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
Service Charge	£3,884.54 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The property comprises a detached modern steel portal frame unit build in 2010. The unit is in a scheme of 5 units adjacent to Lidl and opposite Glyn Hopkins Nissan. The unit may be used as a warehouse or a trade counter, but would also be suitable for light industrial purposes. There is a forecourt providing 6 car parking spaces and loading/unloading areas.

Location

Waltham Abbey is a market town situated off Junction 26 and close to Junction 25 of the M25. The A406 (North Circular Road) is also readily accessible, being approximately six miles to the south providing an established link into Central London which is approximately 14 miles away. The town centre is within easy walking distance and offers a range of retail outlets and eateries.

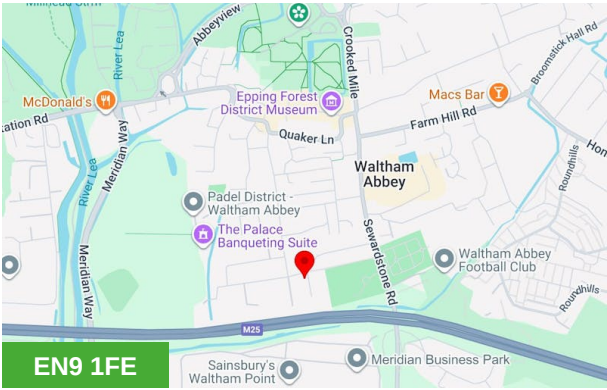
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,851	264.87

Terms

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



Viewing & Further Information



Rhys Southall
01279 620 221 | 07960 548878
rs@dww.co.uk



James Issako
01279 620 200 | 07817 269 490
ji@dww.co.uk

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 01/12/2025