



Units 1 & 1A Waltham Hall Industrial Estate, Bambers Green, Takeley, CM22 6PF

Industrial/Logistics To Let | Rent on application | 30,214 sq ft

Industrial/Warehouse Unit To Let

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Summary

- Rent: Rent on application
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk, the Rateable Value is £229,000 from 1st of April 2026. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available.
- Service charge: Currently no formal service charge in place
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C
- Lease: New Lease

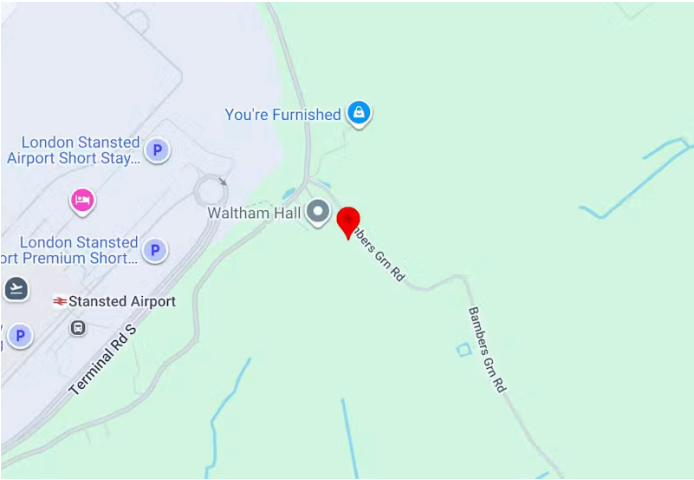
Further information

- [View details on our website](#)

Contact & Viewings

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Key Points

- 2 electric roller shutter doors
- Unit 1a minimum eaves of 6.7m rising to 8.7m
- Unit 1 ridge height of 10.25m
- Car parking and loading area
- Mezzanine floors can be purchased or removed if required

Description

The property comprises of two modern industrial units joined by a link building providing internal access between the two. Each building benefits from an electric roller shutter, concrete floors and 3 phase power. Ridge height in unit 1 is 10.25m and Unit 1a has an eaves height of 6.7m rising to 8.7m at the ridge. The units are currently fitted with mezzanine floors providing additional storage space but these can be removed if required. In addition to the warehouse space the property also incorporates office accommodation, featuring double glazed windows, suspended ceilings and a fitted kitchen. Staff welfare facilities also include male, female and disabled W/Cs.

Externally the property benefits from a generously sized parking and yard area.

Location

The premises are located at Waltham Hall, just off Parsonage Road in Takeley, a highly accessible



position being only 4.5 miles from M11 Junction 8 which provides fast connections south to London and north to Cambridge and the Midlands. The A120 dual carriageway is immediately accessible around 2 miles away, linking the site directly to Stansted Airport and the wider regional road network. This strategic location, with excellent motorway, air and rail connectivity, makes the property well suited to occupiers with regional, national or international distribution requirements.

Accommodation

Name	sq ft	sq m
Ground - Warehouse	28,153	2,615.50
Ground - Office	1,091	101.36
Ground - Unit link area	613	56.95
Ground - WCs	167	15.51
Mezzanine	21,456	1,993.33
Total	51,480	4,782.65

Terms

The property is available on a fully repairing and insuring lease for a term of years to be agreed.

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