



8 Orbital Business Centre

Brooker Road, Waltham Abbey, EN9 1JH

Industrial/warehouse with mezzanine

2,583 sq ft
(239.97 sq m)

- Minimum eaves height of 7m
- First floor storage mezzanine
- 3 phase electricity
- Electric sectional loading door
- Car parking spaces

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Summary

Available Size	2,583 sq ft
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £29,500. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The Property comprises a steel portal framed warehouse built in 2007 with a minimum eaves height of 7m. Externally there are brickwork elevations with metal cladding above. The roof is covered with profile metal cladding incorporating translucent panels providing excellent natural light. At ground floor are two WC's and 3 partitioned offices and the remainder of the space is for warehouse/production use. The warehouse benefits from an electric loading door and 3 phase power. Internally the unit benefits from a mezzanine floor providing further storage space and single WC. The Landlord will permit the mezzanine to be removed should this be required.

Location

The unit is situated on Orbital Business Centre with extensive frontage to Brooker Road industrial area within Waltham Abbey. 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). The town centre is within easy walking distance of the property, offering banks, a post office and shopping facilities. Waltham Abbey is located approximately 15 miles north of Central London. Waltham Cross Station provides regular services into London Liverpool Street via Tottenham Hale. The station is approximately 2 miles from Orbital Business Centre. The unit also benefits from good bus routes from Sewardstone Road providing services to Harlow, Walthamstow and Chingford.

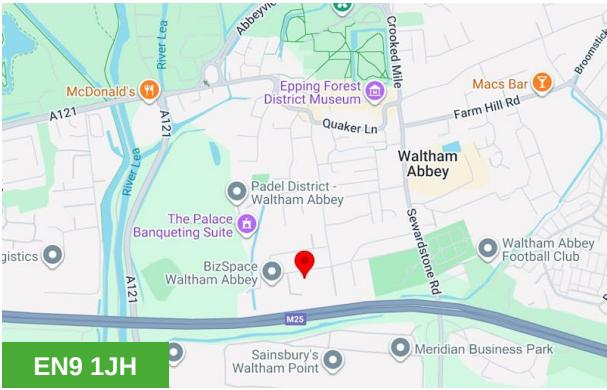
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,583	239.97
Mezzanine	1,390	129.14
Total	3,973	369.11

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



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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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(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;
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