



**143 Brooker Road**  
Waltham Abbey, EN9 1JH

## **Industrial unit suitable for motor trade**

**1,619 sq ft**  
(150.41 sq m)

- Suitable for Motor Trade
- Two roller shutter loading doors
- Secure rear yard
- 3 phase electricity
- Generous parking provisions

# 143 Brooker Road, Waltham Abbey, EN9 1JH

## Summary

<b>Available Size</b>	1,619 sq ft
<b>Rent</b>	£32,400.00 per annum
<b>Business Rates</b>	According to The Valuation Office Agency website <a href="http://www.voa.gov.uk">www.voa.gov.uk</a> website, the Rateable Value is £13,000 from April 1st 2023. 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.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a mid-terraced unit of concrete frame construction with brick and block elevations under a pitched cement sheet roof. The property provides clear span space and is ideal for motor trade having its own secure rear yard. There is a single W.C and small office. There are 3 additional parking spaces at the front of the terrace.

## Location

The property is located at the foot of Brooker Road. Brooker Road is the long established Industrial hub of Waltham Abbey. Brooker Road is 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. Brooker Road also benefits from good bus routes from Sewardstone Road providing services to Harlow, Walthamstow and Chingford.

## 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



**James Issako**

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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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