



## Unit 3

Abbeymead Industrial Park, Brooker Road, Waltham Abbey, EN9 1HU

### Industrial/Warehouse unit

**3,016 sq ft**  
(280.20 sq m)

- Modern office to first floor with air conditioning
- Eaves height of 5m rising to 6m maximum
- 10 car parking spaces
- Ground and first floor WC's.

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## Summary

Available Size	3,016 sq ft
Rent	£52,000.00 per annum
Business Rates	Upon Enquiry
Service Charge	£3,519.62 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The unit comprises of a steel framed industrial/warehouse unit with a minimum eaves height of 5m. There are brickwork elevations with insulated cladding to the roof and upper wall areas. There are fitted offices at the first floor. Externally there is generous onsite parking and loading/unloading facilities.

## Location

Abbeymead Industrial Park is located on the established industrial estate in Brooker Road, Waltham Abbey. The town centre is within easy walking distance of the property with its post office, shopping facilities and eateries.

The estate is immediately adjacent to the M25 and has excellent links to the national motorway network via Junction 26 of the M25 approximately 2 miles (3.2km). Waltham Abbey is located approximately 15 miles north of Central London.

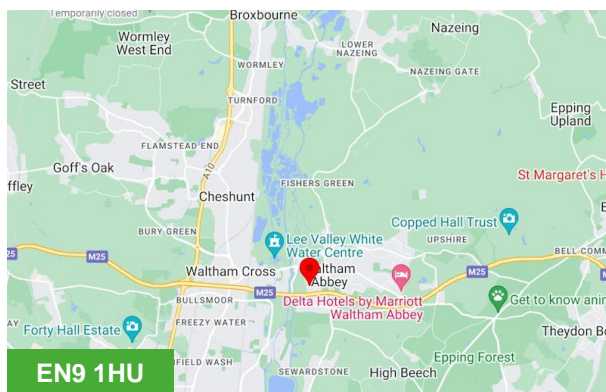
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - floor	2,089	194.07
1st - floor	927	86.12
<b>Total</b>	<b>3,016</b>	<b>280.19</b>

## 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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