



Unit B

Brook Road, Waltham Cross, EN8 7LR

Industrial/Warehouse Unit with Offices

14,344 sq ft
(1,332.60 sq m)

- Close proximity to the A10, M25 and town centre
- Flexible industrial/warehouse and office accommodation
- Enclosed forecourt

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Summary

Available Size	14,344 sq ft
Rent	Rent on Application
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk, the Rateable Value will be £78,500 from April 1st 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
Service Charge	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

A twin bay industrial warehouse unit with a two storey office and WC area to the front elevation.

Location

The building is situated to the Southern side of Brook Road just off Britannia Road. There is easy access to the A10 and then the M25 at Junction 25 or alternatively access to the M25 is available at J26 (Waltham Abbey).

Waltham Cross town centre is just 500m to the West offering a full range of retail, banking and restaurant facilities.

Waltham Cross main line railway station is within 5 minutes walking distance and offers a service to London Liverpool Street via Tottenham Hale with its Victoria Line underground connection.

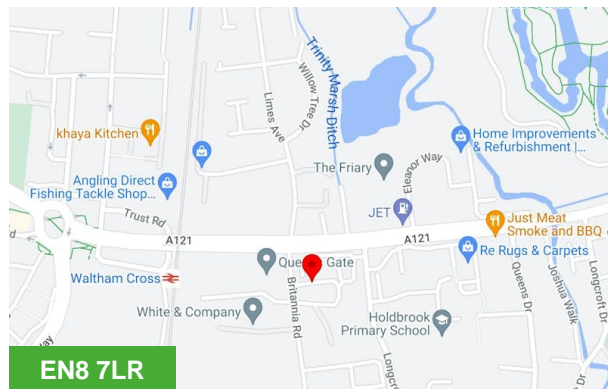
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - workshop/warehouse/amenity	11,764	1,092.91
1st - office	2,580	239.69
Total	14,344	1,332.60

Terms

The property is available to let on a new lease. Flexible terms available.



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

"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:
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(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 12/03/2024