



Unit A Brook Road

Brook Road, Waltham Cross, EN8 7LR

Substantial two storey building with yard

13,840 sq ft
(1,285.78 sq m)

- Close proximity to the A10, M25 and town centre
- Flexible industrial/warehouse accommodation
- Clearspan floor space over two floors
- Eaves possibly sufficient for additional mezzanine floors
- Existing goods lift
- Staff WC's

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Summary

Available Size	13,840 sq ft
Rent	Rent on application
Rateable Value	£65,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

A substantial concrete framed industrial building over two floors with WC's and goods lift. There is excellent natural daylight to the first floor.

Location

The building is situated to the southern side of Brook Road to the rear of Bristol Street Motors just off Britannia Road. There is easy access to the A10/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 connections.

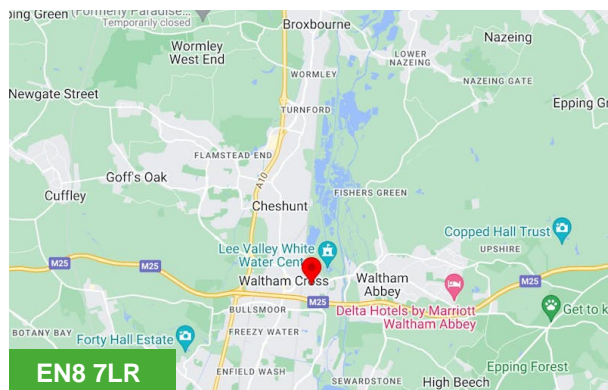
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Floor	6,943	645.03
1st - Floor	6,897	640.75
Total	13,840	1,285.78

Terms

The property is available to let on a new lease.



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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