



Unit 2

St. Leonards Road, Waltham Abbey, EN9 2HG

Light industrial/warehouse unit

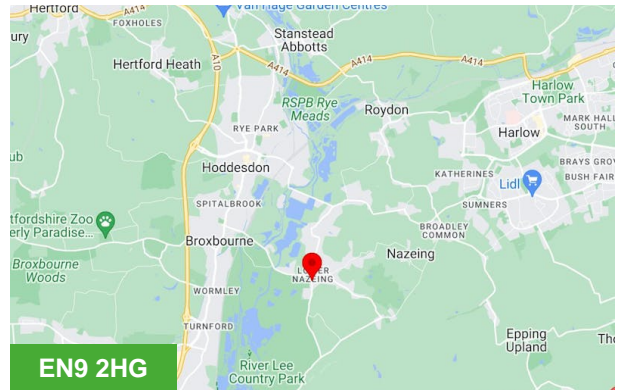
1,815 sq ft
(168.62 sq m)

- Light industrial or storage (no motor trade)
- Semi rural location
- 2 electric roller shutter loading doors
- Eaves height c.3.6m
- Generous parking facilities

Unit 2, St. Leonards Road, Waltham Abbey, EN9 2HG

Summary

Available Size	1,815 sq ft
Rent	£18,200 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £12,750 from the 1st of April 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the financial year.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Description

St Leonard's Business Park provides a number of rural agricultural type building suitable for both light industrial and storage and distribution uses. The subject property is an end of terrace unit of steel frame construction under a steel-clad roof.

The elevations are made up of brick and wood cladding with windows in the side elevation. The unit benefits from two large roller shutter doors. There are generous parking provisions on the park and a well-maintained toilet block providing both male and female toilet facilities.

Please note: Trading hours are restricted to 0.7.00am-18.00pm Monday-Friday. Saturday 07.30am to 1.00pm (Sundays and Bank Holidays no trading). Planning consent is given for light industrial or storage uses.

Location

The business centre is located on St Leonards Rd which is part of the village of Nazeing. To the Northeast approximately 6 miles away is the town of Harlow which has good road links via junction 7 of the M11 to junction 27 of the M25.

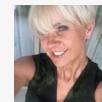
The town of Hoddesdon is approximately 4 miles northwest of the property and has good road links via the A10. Waltham Abbey is approximately 4 miles south of the property and has direct access to the M25.

Terms

The property is available to let on a new fully repairing and insuring lease for a term of years to be agreed. A 1- year lease is preferred but longer leases will be considered subject to covenant and use. The Landlord uses their own standard lease which can be issued promptly.

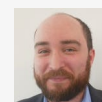


Viewing & Further Information



Elizabeth Finch

01279 620 222 | 07375 405 086
ef@dww.co.uk



Luke Beeton

01279 620221
lab@dww.co.uk

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:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(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;
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition; and
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;
(vi) All quoting rents, prices and terms are expressed subject to contract;
(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 09/07/2024