

## TO LET – MODERN SERVICED OFFICES



### **BizSpace (M25 Business Centre), Waltham Abbey, EN9 1JH**

75 - 1,450 Sq. Ft (6.97 - 134.7 Sq. M)

Price on application

- Flexible/long-term lease terms available
- Easily accessible via road and public transport
- Free parking
- Fob entry with 24/7-hour access
- Available furnished/unfurnished
- On-site café, meeting rooms, and other communal amenities

## Location:

The property is situated within a business and trading estate in close proximity to the historic Essex market town of Waltham Abbey and can be found just north of the M25, between junctions 25 and 26, boarding Essex, Hertfordshire, and London. The town centre is just a ten-minute walk, with many restaurants, cafes, shops, and supermarkets.

M24 (Junction 26) - (1 Mile)

Waltham Cross Train Station - (2 Miles)

## Description:

The M25 Business Centre by BizSpace is an impressive four-storey, modern office building offering a wide range of products to suit business of all sizes which are available on both flexible and long-term agreements. The office accommodation is offered both furnished or unfurnished and benefits from suspended LED lighting, air conditioning/heating units, fob entry system, and cat 5 data cabling.

The building benefits from a host of sought-after amenities including but not limited to an on-site café, free parking, passenger lift, communal W/C and kitchen facilities, bookable meeting rooms, tasteful break-out areas, and 24/7-hour access.

## Accommodation:

The centre offers space from 75 sq. ft up to 1,450 sq. ft.

Due to the ever-changing nature of availability; details of current availability will be available upon request.

Areas quoted are approximate and should not be held as 100% accurate.

## Business Rates:

Details available upon request\*

**\*As of 1<sup>st</sup> April 2023, some suites have a ratable value of < £12,000 and therefore, may be eligible for 100% rates relief.**

## Terms:

Available via **flexible** or **long-term** leases for a term to be agreed.

## Viewings:

For viewings and further information please contact:

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