

**152 BROOKER ROAD, WALTHAM ABBEY,
ESSEX, EN9 1JH**



**A TWO STOREY SHOWROOM/
FACTORY/WAREHOUSE &
HQ BUILDING**

5,172 SQ FT

TO LET

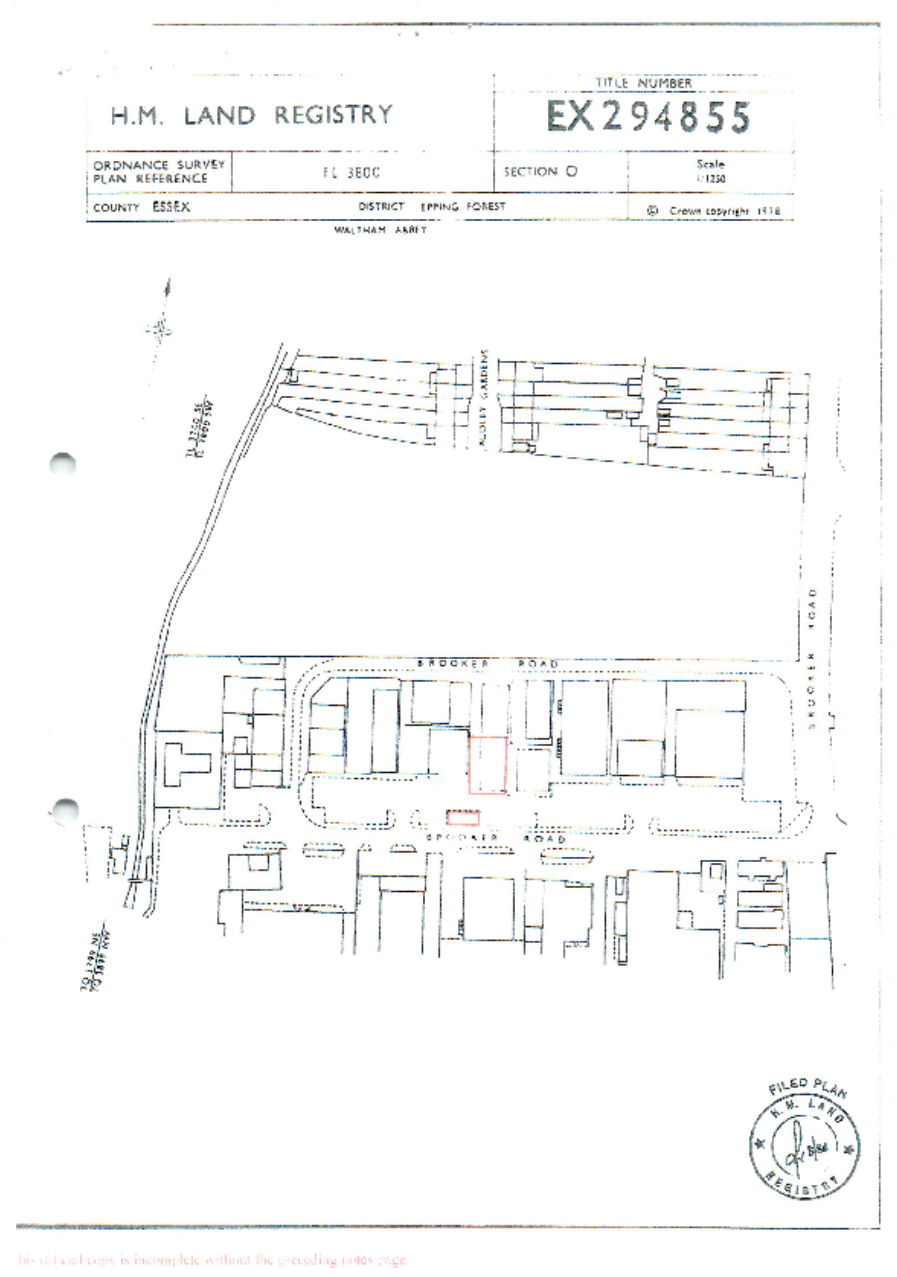
www.paulwallace.co.uk

LOCATION:

The Brooker Road industrial estate is accessed along Cartersfield Road approximately 350 yards from its intersection with the Sewardstone Road fronted by the Lidl supermarket and Nissan main dealership to the south of Waltham Abbey town centre.

There is excellent access out onto junction 26 of the M25 via the A121 Dowding Way whilst to the west junction 25 of the M25 is accessed off the A10 junction at Waltham Cross.

Waltham Abbey town centre is just a few minutes to the north providing a full range of retail, banking and restaurant facilities. The main line rail network into London Liverpool Street is available from Waltham Cross.



DESCRIPTION:

A two storey purpose built showroom/factory/warehouse/HQ office building of steel frame construction with brick elevations under a shallow pitched insulated roof.

The ground floor areas were last used for more storage and showroom orientated purposes whilst the first floor for that of HQ offices.

The first floor offices are with full height glazed partitions, perimeter trunking, raised floors, suspended ceilings, UPVC double glazed window units and carpets.

Ground floor	-	2,514 sq ft
First floor	-	2,658 sq ft
Total	-	5,172 sq ft

All floor areas and dimensions are approximate.

- * 5 allocated car parking spaces
- * Additional parking to front of loading door
- * Kitchen
- * Separate male/female WC's
- * Well specified first floor offices
- * Fire and security alarms (untested)

TERMS:

To let on a new lease.

RENT:

Upon application.

RATEABLE VALUE:

We are informed upon a rateable value of £23,750 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk.

EPC:

Green C55.

LEGAL COSTS:

Each party are to be responsible for their own legal costs.

VAT:

TBA.

AGENTS NOTE:

Adjoining premises of circa 2,150 sq ft and 2,577 sq ft may also be available via separate negotiation.

VIEWING:

Strictly by appointment through Aaran Forbes at Paul Wallace Commercial on 01992 440744 or aaran@pwco.biz.

C4597-152



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