



## **26 West End Road**

Broxbourne, EN10 7QN

**4,000 sq ft Detached  
Warehouse with Dual Roller  
Shutter Access, Dedicated  
Service Road, On-Site  
Parking & 10,500 sq ft Open  
Storage**

**21,500 sq ft**

(1,997.42 sq m)

- 4,000 sq ft Warehouse
- 10,500 sq ft Open Storage
- Dedicated Service Road
- Two Roller Shutters
- On-Site parking for up to 10 Cars
- A10 (1.5 miles)
- M25 - Junction 25, Waltham Cross (6 miles)
- M11 - Junction 7, Harlow (10 miles)

# 26 West End Road, Broxbourne, EN10 7QN

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 21,500 sq ft                       |
| Rent           | £95,000 per annum                  |
| Business Rates | N/A                                |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | Upon enquiry                       |

## Description

A substantial detached warehouse extending to approximately 4,000 sq ft, forming part of a larger 21,500 sq ft site. The warehouse benefits from two roller shutter loading doors, providing flexible and efficient access for goods-in and goods-out operations. The site further benefits from approximately 10,500 sq ft of open storage, providing valuable external storage and operational space for a variety of occupier requirements.

The property is complemented by a dedicated concrete service road, on-site parking for up to ten cars and generous circulation and manoeuvring space, providing direct and unobstructed access for HGVs, delivery vehicles and other commercial vehicles. The combination of warehouse, open storage and extensive yard/circulation space provides a highly practical and versatile facility for a range of industrial and logistics uses.

## Location

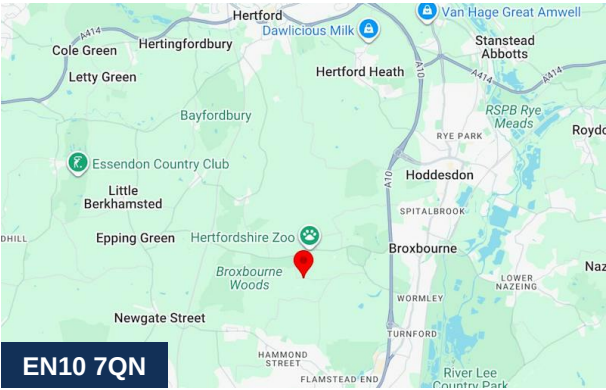
The property is situated on West End Road, Wormley West End, in the Borough of Broxbourne, Hertfordshire (EN10 7QN), bordering Broxbourne Woods National Nature Reserve close to the A10 corridor. The A10 lies approximately 1.5 miles away, providing direct access to the M25 (Junction 25, Waltham Cross) approximately 6 miles distant, and the M11 (Junction 7, Harlow) approximately 10 miles distant, with Central London some 17–18 miles to the south. Broxbourne and Bayford stations, both approximately 3 miles away, offer fast rail services into London Liverpool Street in around 35 minutes, with Cheshunt station a further alternative approximately 4 miles away. The location also benefits from proximity to key industrial and commercial hubs, including Brookfield Industrial & Retail Park (approx. 3 miles), Cheshunt Industrial Estate (approx. 4 miles), Hoddesdon's business areas (approx. 3 miles), Harlow Enterprise Zone (approx. 10 miles) and Enfield's Innova Business Park (approx. 9 miles), with Stansted Airport approximately 22 miles distant.

## Accommodation

The accommodation comprises the following areas:

| Name                 | sq ft  | sq m     | Availability |
|----------------------|--------|----------|--------------|
| Building - Warehouse | 4,000  | 371.61   | Available    |
| Outdoor - Storage    | 10,500 | 975.48   | Available    |
| Total                | 14,500 | 1,347.09 |              |

## AML Requirements



## Viewing & Further Information



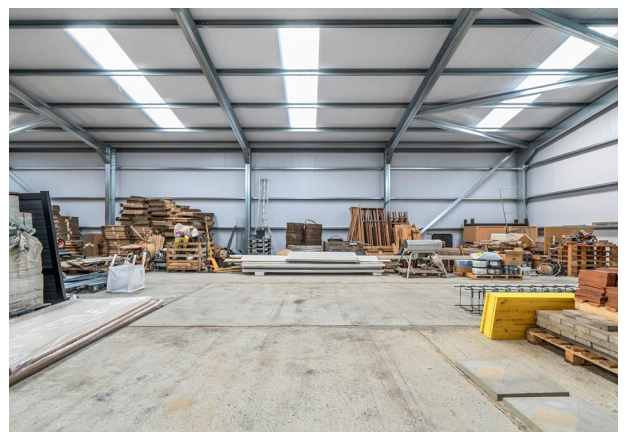
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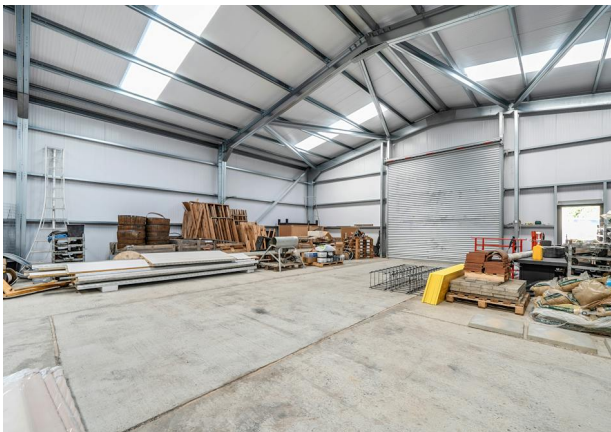


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OS1  
4463 sqft

Warehouse -  
4,000 sqft

OS2  
6116 sqft

Parking