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01992 440744
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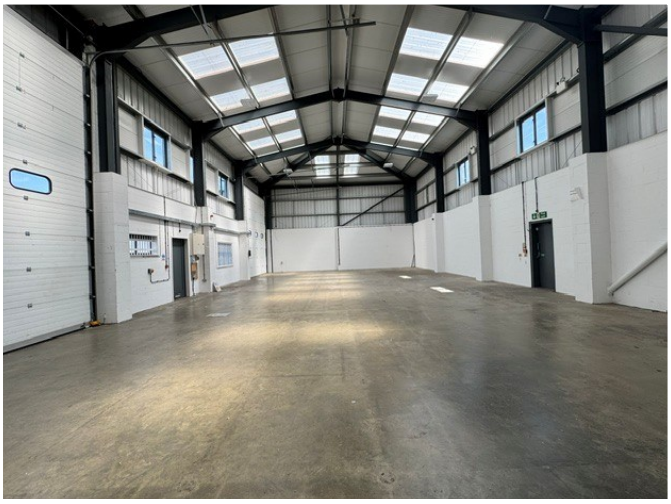
ORBITAL BUSINESS CENTRE, BROOKER ROAD, WALTHAM ABBEY, ESSEX, EN9 1JH









MODERN INDUSTRIAL WAREHOUSE & BUSINESS PREMISES WITH ENCLOSED YARD

7,231 SQ FT

TO LET

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LOCATION:

The Brooker Road industrial estate is accessed along Cartersfield Road approximately 350 yards from its intersection with the Sewardstone Road and 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, service and restaurant facilities. The main line rail network into London Liverpool Street is available from Waltham Cross.

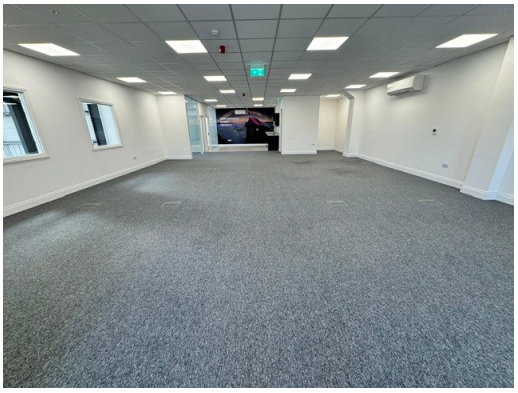
Sewardstone Road	-	0.2 miles
Tesco Superstore & PFS	-	0.25 miles
Waltham Abbey town centre	-	0.3 miles
Junction 26 M25	-	2 miles
Main line rail Waltham Cross	-	2 miles
Chingford	-	4 miles
Enfield	-	6 miles



AT A GLANCE:

* 30% below comparative new build rents
* 19m secure enclosed front yard
* Modern business premises
* 2 miles to junction 26 of the M25
* 22' 6"/6.9m eaves
* Direct frontage onto Brooker Road
* 17 car parking spaces
* 3 loading doors
* Quality first floor office parts





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DESCRIPTION:

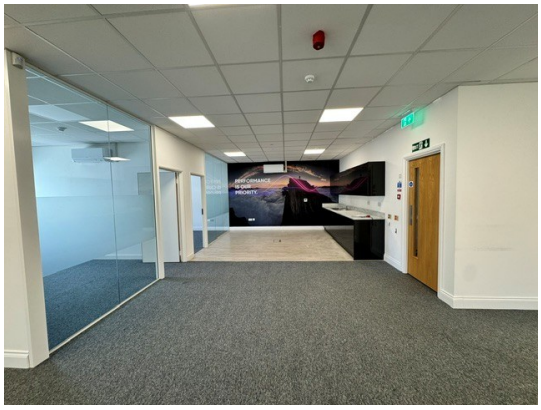
The Orbital Business Centre is a modern high quality industrial warehouse and business scheme fronting the main Brooker Road industrial area in Waltham Abbey.

The buildings are of steel portal frame construction under a pitched insulated roof incorporating light panels.

There are both full height warehousing and storage areas, ground floor work and assembly areas and a high quality open plan first floor office.

Ground floor production, store and warehouse	-	5,285 sq ft
First floor offices and showroom	-	1,946 sq ft
Total	**-**	**7,231 sq ft**

All floor areas and dimensions are approximate.





* 22' 6" eaves
* 26' 6" to apex
* 3 x 18' electric loading doors
* Separate male and female toilet facilities
* Kitchen/tea point
* Three phase power
* Fire, security alarms and emergency lighting (untested)
* Incoming communications
* Warm air gas blowers to warehouse area
* Open plan first floor offices
* External flood lighting
* 17 car parking spaces

The first floor offices are majority open plan all be it with 2 glazed partitioned meeting rooms, a small call/virtual meet room and an informal break out kitchen and staff space. There is a suspended ceiling with inset lighting, air conditioning and floor boxes.

TERMS: To let on a new lease.

RENT: Upon application.

SERVICE CHARGE: Upon application.

RATEABLE VALUE: We are aware of a single assessment of £126,000 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk.

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EPC: Green 74C.

VAT: Applicable.

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

VIEWING: Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

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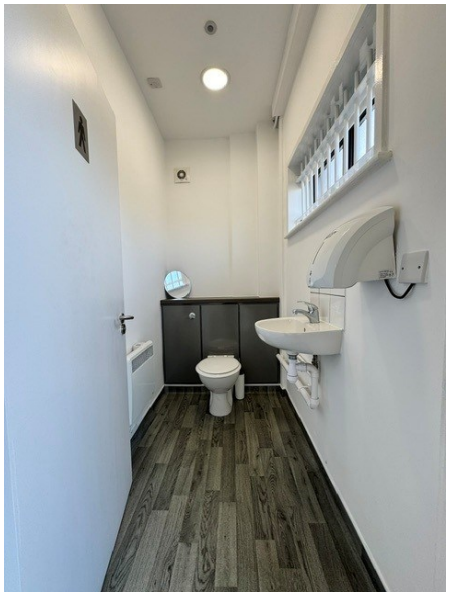

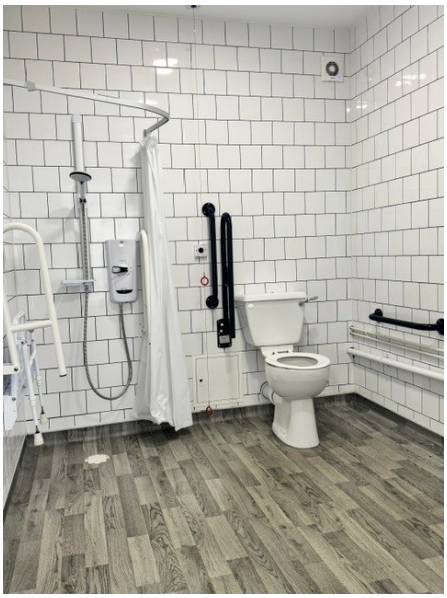

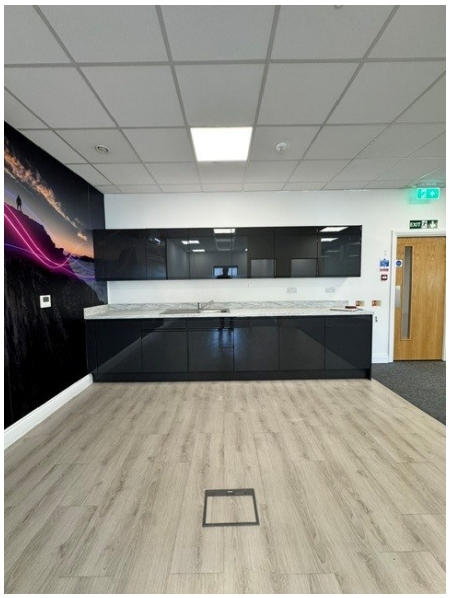

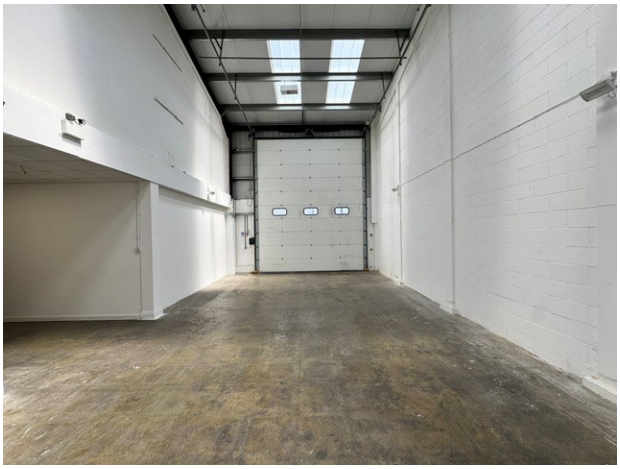

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