paulwallace commercial
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UNIT A, BROOK ROAD, WALTHAM CROSS, EN8 7LR









INDUSTRIAL WAREHOUSE & BUSINESS BUILDING WITH SECURE YARD

CIRCA 13,840 SQ FT ON 0.5 ACRES

TO LET

www.paulwallace.co.uk

LOCATION:

Unit A forms part of the former Claude Lyons complex of buildings occupying the majority of the southern side of Brook Road to the rear of Bristol Street Motors just 50 meters from the Britannia Road junction immediately opposite the entrance to the Queensgate office group of buildings. Thereafter via the A121 Eleanor Cross Road or the A1055 Bullsmoor Lane there is access out onto the A10/M25, junction 25.

Waltham Cross town centre is just 500 meters to the west wherein a full range of retail, service and restaurant facilities are available.

Waltham Cross main line rail is within 5 minutes walking distance offering a fast London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections.

London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.

Waltham Cross Town Centre	-	0.5 miles
Central London destinations	-	15 miles
London Stansted International Airport	-	27 miles
London Heathrow	-	41 miles



AT A GLANCE:

* **13,840 sq ft plus further unmeasured buildings**
* **Total circa 0.5 acres - fully fenced and secured**
* **Ideal self store and gym user opportunity**
* **18' ground floor head room (21' 6" to apex at first floor)**
* **Considered low rateable value**

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DESCRIPTION:

A substantial concrete framed building over two floors with WC's and goods lift.

There are additional unmeasured warehouse areas to the rear which can be demolished if required to increase the yard area.

Ground floor	-	7,106 sq ft
First floor	-	6,734 sq ft
Further unspecified buildings	-	Unmeasured
Total	**-**	**13,840 sq ft**
Site Area	**-**	**0.5 acres**

All floor areas and dimensions are approximate.

USE:

The building is considered suitable for all traditional B1/B2/B8 industrial warehouse user types to include self store.

Other suitable uses may include health & fitness/gym/dance/drama production, creche/educational, religious, community and others subject to confirmation/ application via the LPA.

TERMS:

The entire to let on a new lease.

RENT:

£140,000 per annum exclusive.

VAT:

TBA.

RATEABLE VALUE:

We have been advised upon a rateable value of £78,000 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk.

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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