



32 Bower Hill Industrial Estate

Bower Hill, Epping, CM16 7BN

**Detached
industrial/warehouse unit on
a fenced and gated site with
additional mezzanine floor
800 sq ft**

9,997 sq ft
(928.75 sq m)

- Available on flexible terms
- Modern, partly air-conditioned to offices and warehouse
- Electric gates to secure car park and yard
- Walking distance of Central Line station and town centre
- Minimum 15 car parking spaces
- Site area 0.585 acres

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Summary

Available Size	9,997 sq ft
Rent	£120,000.00 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value will be £63,000 from April 1st 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available.
Service Charge	No service charge payable
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - floor industrial/warehouse area	7,438	691.01
1st - floor office accommodation	2,559	237.74
Total	9,997	928.75

Description

The property comprises a detached industrial unit of steel portal frame construction with elevations of insulated profile cladding, partly above brick built approximately 30 years ago. The production area is arranged in clear space with an eaves height of approximately 15'0"/4.5m and also incorporates offices, a staff room and a store. The industrial area also benefits from sodium low bay lighting, one gas blower heater and a sectional loading door. A small mezzanine floor is served by one set of stairs and forklift access. The office accommodation is situated at first floor level principally comprising an open plan area together with three private offices and a meeting room. The offices are carpeted throughout and also have suspended ceilings, recessed lighting, perimeter trunking and air-conditioning. There is a kitchen and separate female and male WCs. The ground floor offices are self-contained and separately let.

Location

The property is situated on a self-contained site within the Bower Hill Industrial Estate, just off Bower Hill. The latter interconnects with Epping High Street (B1393) and provides a direct route the Junction 7 of the M11, approximately 2.5 miles to the North. The M11 connects with Junction 27 of the M25, and also provides a link to Stansted Airport, about 11 miles to the North. Epping Station (via Central Line) is within walking distance of the property, providing a regular service into the City and West End.

Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
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(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
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(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 22/05/2024