Derrick Wade Waters



Unit A Brook Road, Waltham Cross, EN8 7LR

Industrial/Logistics To Let | £150,000 per annum | 13,840 sq ft

Substantial two storey building with yard

www.dww.co.uk

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Summary

- Rent: £150,000 per annum
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: D

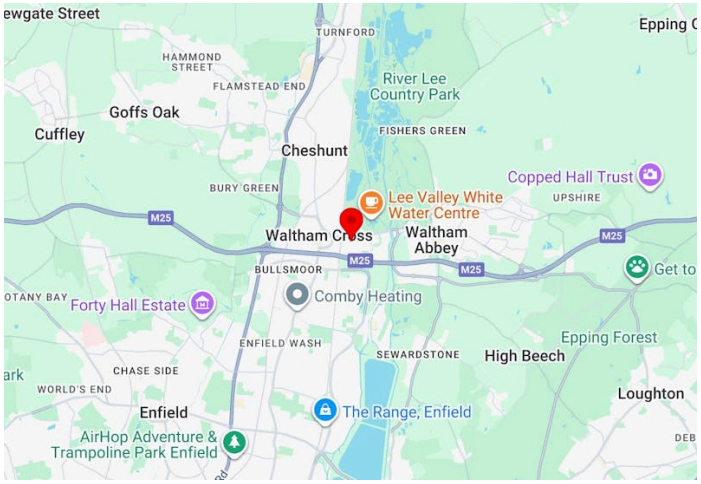
Further information

- View details on our website

Contact & Viewings

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Key Points

- Close proximity to the A10, M25 and town centre
- Flexible industrial/warehouse accommodation
- Clearspan floor space over two floors
- Eaves possibly sufficient for additional mezzanine floors
- Existing goods lift
- Staff WC's

Description

A substantial concrete framed industrial building over two floors with WC's and goods lift. There is excellent natural daylight to the first floor.

Location

The building is situated to the southern side of Brook Road to the rear of Bristol Street Motors just off Britannia Road. There is easy access to the A10/M25 at Junction 25 or alternatively access to the M25 is available at J26 (Waltham Abbey).

Waltham Cross town centre is just 500m to the west offering a full range of retail, banking and restaurant facilities.

Waltham Cross main line railway station is within 5 minutes walking distance and offers a service to London Liverpool Street via Tottenham Hale with its Victoria Line underground connections.

Accommodation

Name	sq ft	sq m
Ground - Floor	6,943	645.03
1st - Floor	6,897	640.75
Total	**13,840**	**1,285.78**

Terms

The property is available to let on a new lease.

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