Derrick Wade Waters



1-3 Orbital Business Centre, Brooker Road, Waltham Abbey, EN9 1JH

Industrial/Logistics To Let | £115,000 per annum exclusive | 7,187 sq ft

Prominent Business Unit/Warehouse with enclosed yard

www.dww.co.uk

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Summary

- Rent: £115,000 per annum exclusive
- Business rates: According to the The Valuation Office Agency website www.voa.gov.uk website, The Rateable Value is £78,500.
- Service charge: £5,765.16 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C

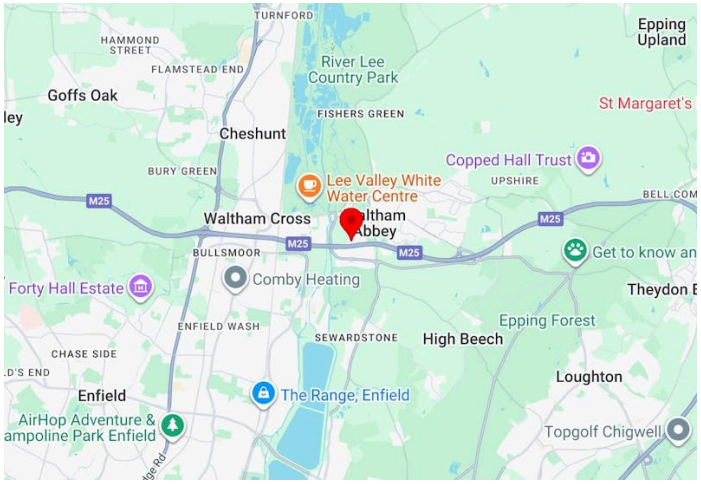
Further information

- View details on our website

Contact & Viewings

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Key Points

- Minimum eaves height of 6.9m
- First floor offices
- Three roller shutter loading doors
- Kitchenette and break out area
- Fenced and gated yard

Description

The Property comprises a business unit built in 2007. Externally there are brickwork elevations with metal cladding above. The roof is covered with profile metal cladding incorporating translucent panels providing excellent natural light. The units benefit from 3 powered loading doors and 3-phase electricity.

Internally, the unit incorporates first floor office space. The office space has been fitted out to a good standard providing mainly open plan accommodation and two meeting rooms. The space benefits from a comfort cooling/heating and modern kitchen/break out area. The remainder of the building is storage/production space. To the front of the units there is an enclosed gated yard.

Location

The units are situated at the entrance to Orbital Business Centre with extensive frontage to Brooker Road. Orbital Business Centre is located on the Brooker Road industrial area within Waltham Abbey. Occupiers close by include Lidl, Glyn Hopkins Nissan and Enterprise Rent-a-Car. The Estate lies immediately adjacent to the M25 and has excellent links to the national motorway network via Junction 26 of the M25 approximately within 2 miles (3.2km). The town centre is within easy walking distance of the property, offering a post office, shopping facilities and numerous eateries.

Accommodation

Name	sq ft	sq m
Ground - Industrial/warehouse area	5,241	486.90
1st - floor offices	1,946	180.79
Total	**7,187**	**667.69**

Terms

The property is available to let on a new full repairing and insuring lease for a term of years to be agreed.

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