Derrick Wade Waters

To Let



1-4 Orbital Business Centre

Brooker Road, Waltham Abbey, EN9 1JH

Prominent Business Unit with enclosed yard

9,611 sq ft
(892.89 sq m)

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

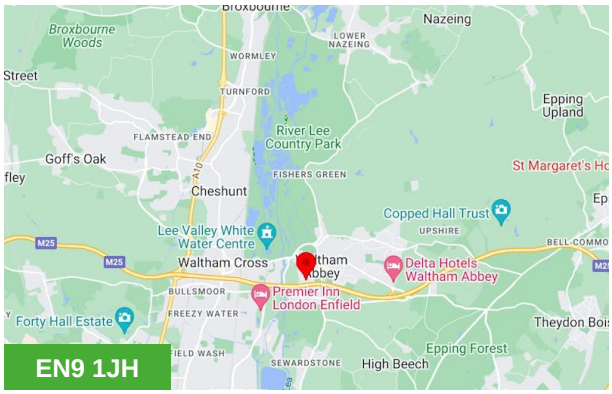
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Summary

Available Size	9,611 sq ft
Rent	Rent on application
Business Rates	According to The Valuation Office Agency website, www.voa.gov.uk, the Rateable Value for Units 1-3 is £78,500 and the Rateable Value for Unit 4 is £37,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C







Description

The Property comprises an L' shaped 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 4 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 Units 1 and 2 there are two loading doors and an enclosed gated yard. There is further parking and two additional loading doors outside of Units 3 and 4 which are to the rear of Units 1 and 2.

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

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Industrial/warehouse area	7,665	712.10
1st - Office	1,946	180.79
Mezzanine	1,213	112.69
Total	**10,824**	**1,005.58**

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' 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 24/02/2025