



## Unit 8

Meridian Business Park, Waltham Abbey, EN9 3BZ

### Industrial Warehouse/Business Unit with storage mezzanine

**4,547 sq ft**  
(422.43 sq m)

- High quality office space, with LED lighting
- Air conditioning and modern glass partitioned office
- Sectional loading door 9 (approx 4.0m x 4.50m high)
- Generous forecourt providing good loading facilities
- 4 car parking spaces

# Unit 8, Meridian Business Park, Waltham Abbey, EN9 3BZ

## Summary

Available Size	4,547 sq ft
Rent	£52,000 per annum
Price	£875,000 guided plus VAT
Business Rates	According to The Valuation Office Agency website <a href="http://www.voa.gov.uk">www.voa.gov.uk</a> website, the Rateable Value is £30,000 from the 1st of April 2023.
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The property comprises a modern mid-terrace industrial/warehouse unit built approximately 15 years ago. The unit is of steel portal framed construction with a profile steel cladding to the exterior under a steel clad roof incorporating translucent roof lights. The space is arranged to provide storage space at ground floor with a large office at first floor which leads on to a storage mezzanine.

## Location

Meridian Business Park is located on the south side of Waltham Abbey at the end of Fleming Road, a small access road off the A121, a link road providing swift access to the A10 and M25. Junction 26 of the M25 is approximately 2 miles to the East and Junction 25 is approximately 2 miles to the West. Waltham Cross main line station is located approximately 3 miles to the West of the property providing regular services to London Liverpool Street (via Tottenham Hale) and Cambridge.

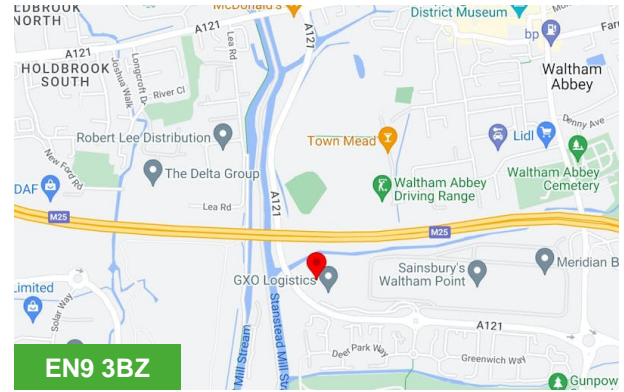
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - floor	2,378	220.92
1st - mezzanine office	1,131	105.07
1st - storage mezzanine	1,038	96.43
<b>Total</b>	<b>4,547</b>	<b>422.42</b>

## Terms

The property is available to let for a term of years to be agreed.



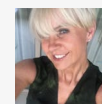
## Viewing & Further Information



**James Issako**

01279 620 200 | 07817 269 490

[ji@dww.co.uk](mailto:ji@dww.co.uk)



**Elizabeth Finch**

01279 620 222 | 07375 405 086

[ef@dww.co.uk](mailto:ef@dww.co.uk)

### 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:  
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;  
(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;  
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;  
(iv) All prices quoted in these particulars may be subject to VAT in addition; and  
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;  
(vi) All quoting rents, prices and terms are expressed subject to contract;  
(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 05/09/2024