Derrick Wade Waters

151 Brooker Road, Waltham Abbey, EN9 1JH

Industrial/Logistics To Let / For Sale | £44,000 per annum exclusive / Price on application | 4,041 sq ft

Business Unit

www.dww.co.uk

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Summary

- Rent: £44,000 per annum exclusive
- Price: Price on application
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £41,750. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Service charge: -

Further information

- View details on our website

Contact & Viewings

James Issako MRICS
01279 620 200 | 07817 269 490
ji@dww.co.uk

Rhys Southall MRICS
01279 620 221 | 07960 548878
rs@dww.co.uk

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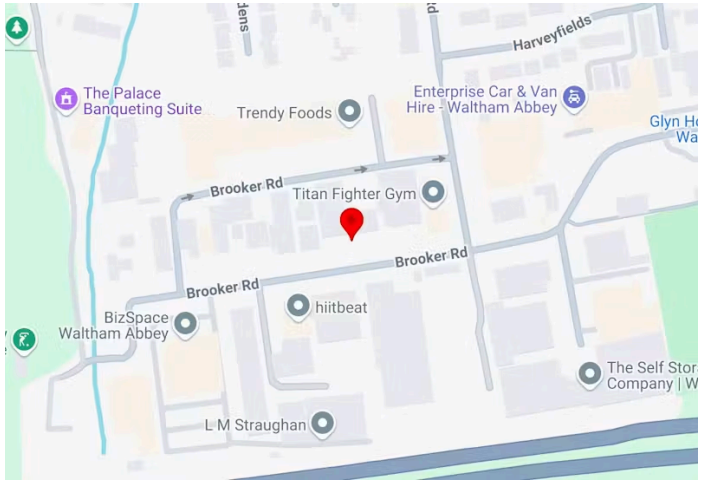

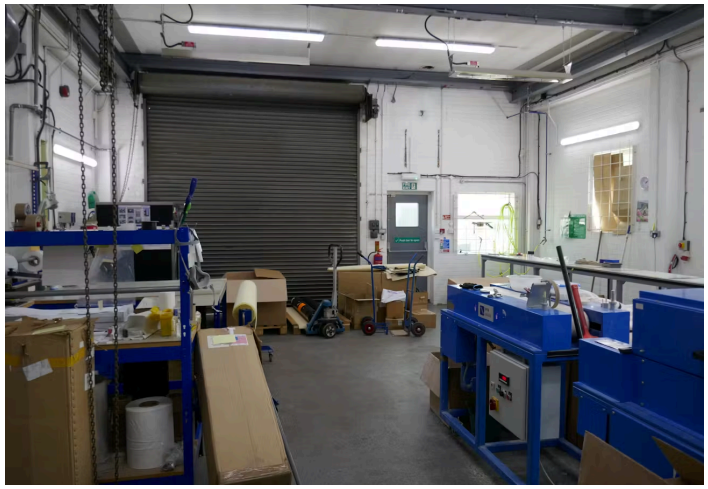

Key Points

- First floor offices/ground floor production space
- 9 car parking spaces
- Further useful yard

Description

The property comprises a part single storey part two storey business unit with production/storage space to the ground floor served by a roller shutter door together with first floor offices.

Externally, the building benefits from 9 allocated car parking spaces together with a small but useful gated yard of approximately 1,246 sq ft/115.76 sq m.

Location

Brooker Road is an established industrial area in Waltham Abbey. The town centre is within easy walking distance of the property with its Post Office, shopping facilities and eateries.

The estate is immediately adjacent to the M25 and has excellent links to the national motorway network via Junction 26 of the M25 approximately 2 miles (3.2km) distant.

Waltham Abbey is located approximately 15 miles north of Central London.

Accommodation

Name	sq ft	sq m
Ground	2,698	250.65
1st	1,343	124.77
Total	**4,041**	**375.42**

Terms

The property is available on a new sub-lease for a term of years to be agreed on fully repairing and insuring terms at a rent of £44,000 pax.

Alternatively, our client will sell their long leasehold interest having approximately 49 years unexpired at a current ground rent of £5,400. Our client's interest also includes an income of £6,000 per annum exclusive from a telephone mast, the lease having approximately 4 years unexpired.
Offers in the order of £375,000 are invited for our client's valuable long leasehold interest.

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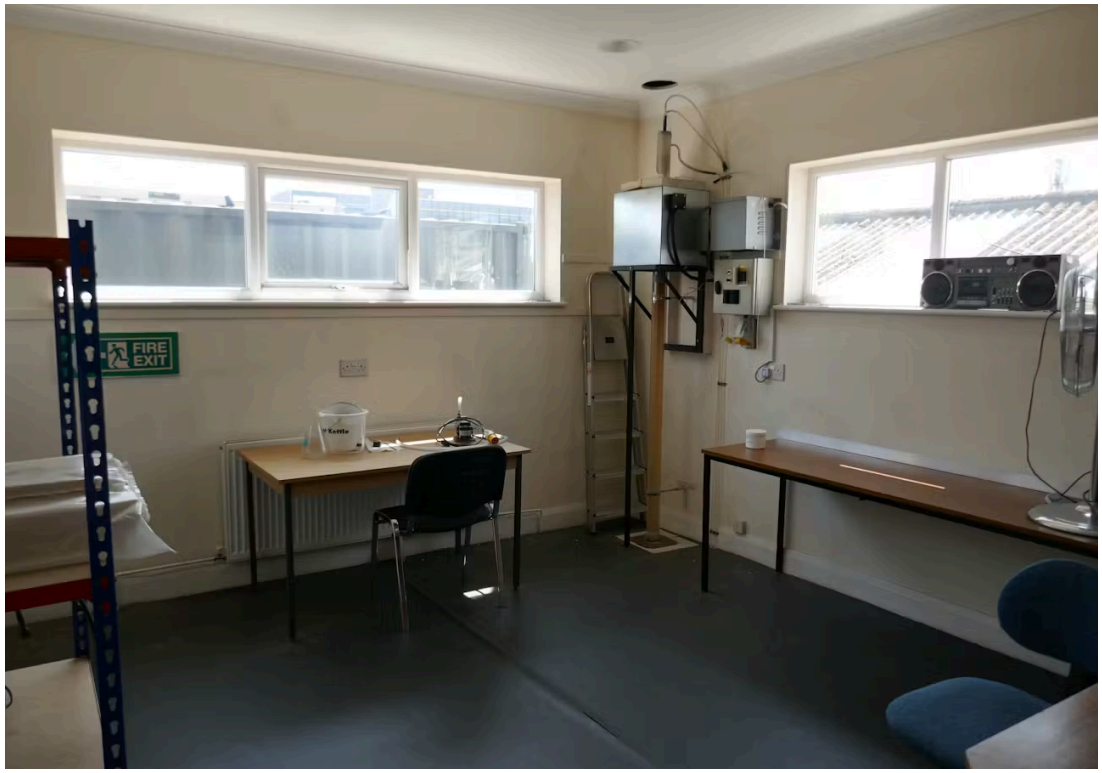
FIRE
EXIT

FIRE BLANKET
Russell Hobbs