Derrick Wade Waters



5 Abbey Point, Cartersfield Road, Waltham Abbey, EN9 1FE

Industrial/Logistics To Let | £46,150 per annum | 2,851 sq ft

Industrial/warehouse unit

www.dww.co.uk

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Summary

- Rent: £46,150 per annum
- Business rates: According to The Valuation Office Agency website, www.voa.gov.uk, the Rateable Value is £40,750. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Service charge: £3,884.54 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

- Detached unit
- Electric roller shutter (5m x 3.6m)
- Two w/c's
- Eaves height of 6.25m rising to 7.25m
- 6 car parking spaces plus an accessible space

Description

The property comprises a detached modern steel portal frame unit build in 2010. The unit is in a scheme of 5 units adjacent to Lidl and opposite Glyn Hopkins Nissan. The unit may be used as a warehouse or a trade counter, but would also be suitable for light industrial purposes. There is a forecourt providing 6 car parking spaces and loading/unloading areas.

Location

Waltham Abbey is a market town situated off Junction 26 and close to Junction 25 of the M25. The A406 (North Circular Road) is also readily accessible, being approximately six miles to the south providing an established link into Central London which is approximately 14 miles away.

The town centre is within easy walking distance and offers a range of retail outlets and eateries.

Accommodation

Name	sq ft	sq m
Ground	2,851	264.87

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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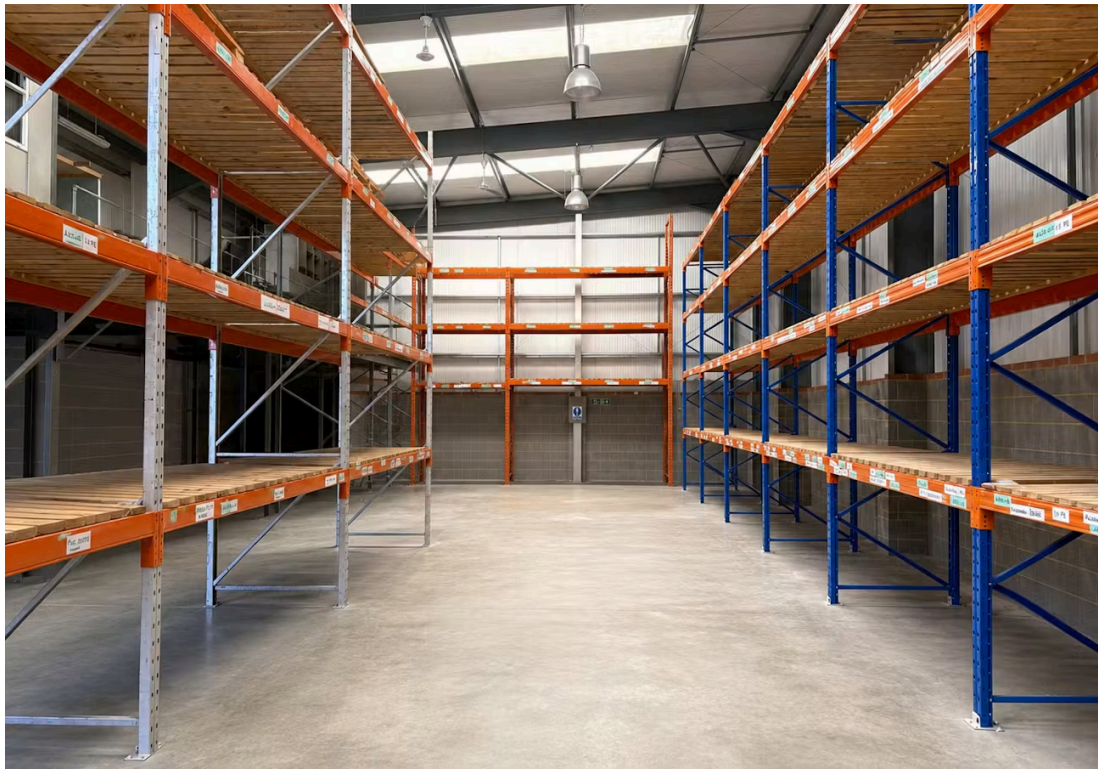


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