Derrick Wade Waters



Unit 7 Abbeymead Industrial Park, Brooker Road, Waltham Abbey, EN91HU

Industrial/Logistics To Let | £85,100 per annum | 5,406 sq ft

Industrial/Warehouse unit with private gated yard available

www.dww.co.uk

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Summary

- Rent: £85,100 per annum
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk, the Rateable Value is £69,500 from 1st of April 2026. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available.
- Service charge: £2,469.30 per annum subject to annual review and reconciliation
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (68)

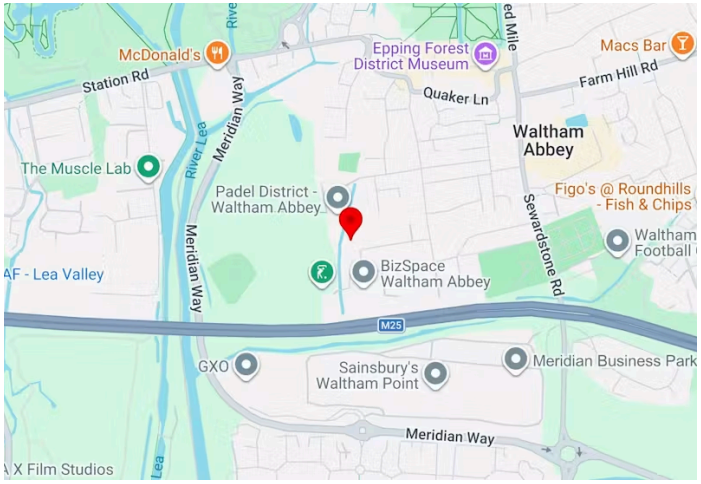
Further information

- View details on our website

Contact & Viewings

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Key Points

- Private gated yard
- Minimum eaves of 5.5m rising to 7m at the apex
- Loading door (Width 3m x Length 3.5m)
- 24 hour access
- Ground and first floor WC's

Description

Unit 7 offers 5,406 sq ft of modern light industrial space. The unit is of steel portal frame construction with brick cavity walls, a steel-clad roof and a secure private yard. The unit benefits from an up-and-over loading door (3m wide by 3.5m high), ground and first floor WC facilities, and a first-floor office with suspended ceiling and Cat II lighting. The minimum eaves height is 5.5m, rising to 7m at the apex.

Situated within a well-connected industrial hub, the estate is just 1.9 miles from Junction 26 of the M25 and 3 miles from the A10. The estate benefits from proximity to major distribution centres and sits within the UK Innovation Corridor, offering excellent access to London and Cambridge.

Location

Located in Waltham Abbey, Abbeymead Industrial Park sits just 2 miles from Junction 26 of the M25 and 3 miles from the A10, placing it within Greater London's strategic logistics corridor. The estate benefits from proximity to major distribution hubs and excellent access to Central London and the wider South East.

Accommodation

Name	sq ft	sq m	Availability
Unit	5,406	502.23	Available

Terms

The unit is available on flexible terms. Please speak to a member of our team for more information.

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