Derrick Wade Waters

Unit 3 Millbrook Business Park, Hoe Lane, Nazeing, EN9 2RJ

Industrial/Logistics For Sale | Offers in excess of £500,000 | 2,516 sq ft

Industrial/warehouse unit to let

www.dww.co.uk

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Summary

- Price: Offers in excess of £500,000
- Business rates: Available on request
- Service charge: To be confirmed
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: C (52)

Further information

- View details on our website

Contact & Viewings

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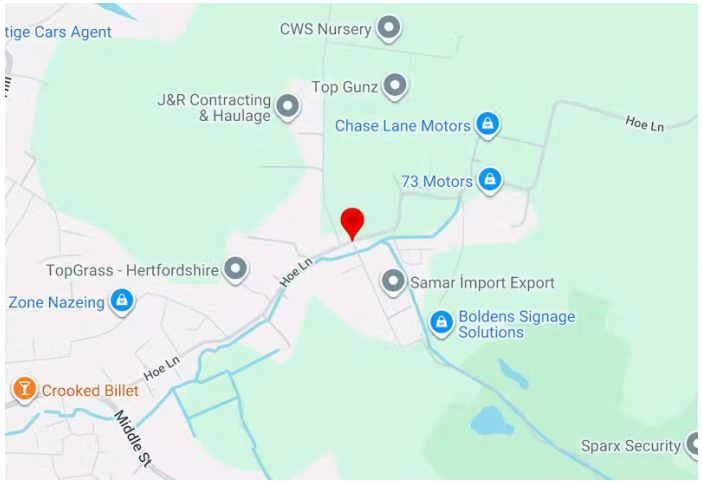

Key Points

- 6 parking spaces
- Eaves height of 3.0m rising to 4.77m at the ridge
- Manual shutter door
- Gas and 3 phase electricity
- Staff facilities including W/Cs and kitchen
- LED lighting throughout
- Carpeted offices with suspended ceilings

Description

The property comprises of a mid-terrace industrial/warehouse unit. The external elevations are clad in profile-metal cladding, with brickwork below under a pitched cement sheet roof. Main access to the unit is via a personal door to the office element or a roller shutter to the warehouse. Internally the warehouse with eaves height of 3.00m rising to 4.77m at the ridge with LED lighting. There are also two offices with carpets and suspended ceilings throughout plus a kitchen and male and female W/Cs to the rear.
This unit has Wheelchair access and disabled toilet facilities.
The unit is alarmed and has security cameras.

Location

The Property is situated on a small Estate of similar units, on the edge of Nazeing village centre. Nazeing is situated South-West of Harlow and East of Broxbourne, making it accessible to the A10 and M11. The village centre benefits from a parade of local shops and Broxbourne Railway Station provides a regular service to London Liverpool Street via Tottenham Hale (Victoria Line) and Stansted Airport.

Accommodation

Name	sq ft	sq m
Ground	2,516	233.74

Terms

The property is available freehold with vacant possession.

"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;
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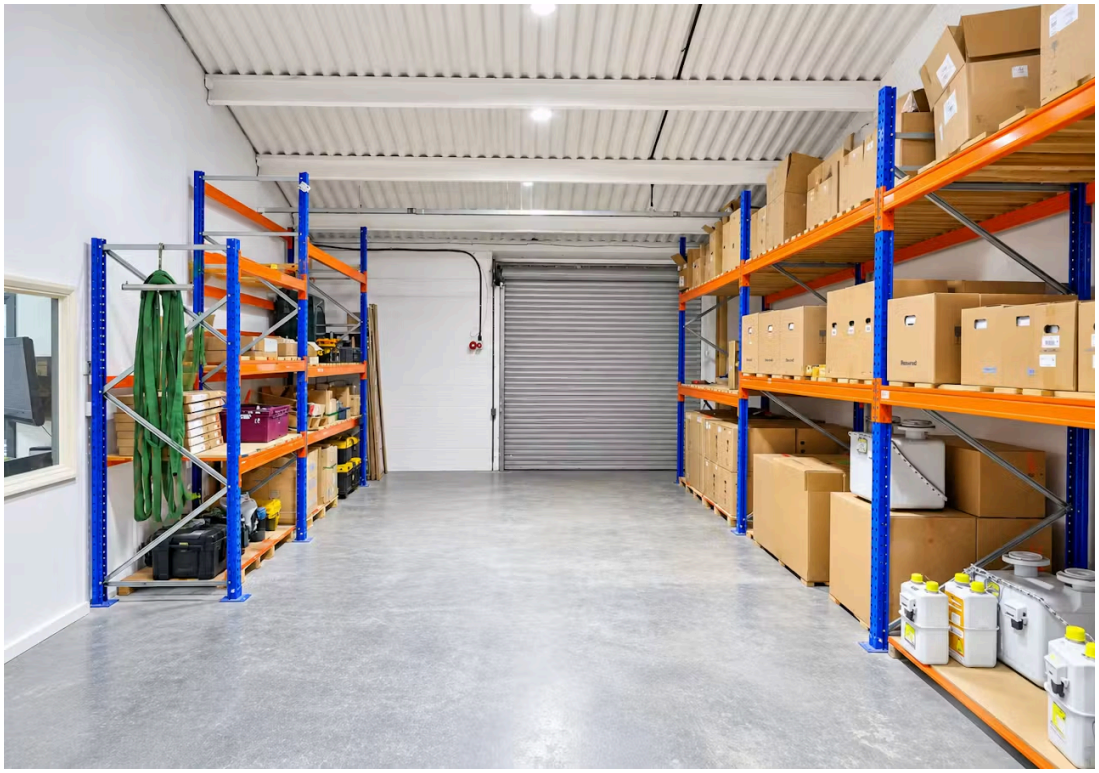
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;
(vi) All quoting rents, prices and terms are expressed subject to contract;
(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist' 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."



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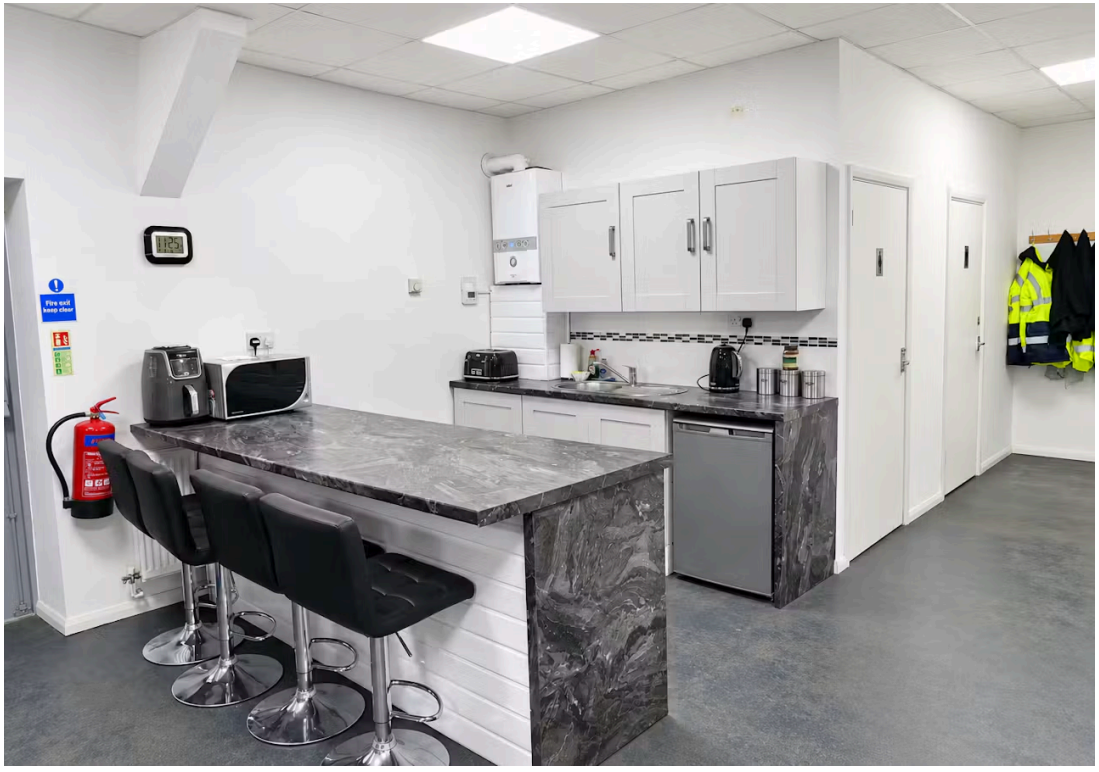
Fire exit
keep clear

NDS