



## 9 Abbey Mead

Brooker Road, Waltham Abbey, EN9 1HU

### Industrial /warehouse unit

**5,170 sq ft**  
(480.31 sq m)

- Fenced and gated forecourt
- Sectional up and over loading door (c.3.0 width by 3.5 high)
- Open plan office to first floor with gas-fired central heating
- Ground and first floor W.C's and tea points
- Up to 12 car parking spaces

# 9 Abbey Mead, Brooker Road, Waltham Abbey, EN9 1HU

## Summary

Available Size	5,170 sq ft
Rent	£85,300.00 per annum plus VAT
Business Rates	On request
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The Property comprises a recently built mid-terrace industrial/warehouse unit with part brickwork and part-profile clad elevations under a mono pitched steel-clad roof incorporating translucent roof lights. The ground floor comprises a clear span production warehousing space and a single WC and tea-point. The first floor comprises an open plan office with two WCs and a tea point. Externally, there is a fenced and gated forecourt to the front of the property providing both parking and loading.

## Location

Abbey Mead is located on the established industrial estate in Brooker Road, Waltham Abbey. The town centre is within easy walking distance of the property and provides a range of shopping facilities. Brooker Road is immediately adjacent to the M25 and has excellent links to the national motorway network via Junction 26 of the M25 within 2 miles (3.2km). Waltham Abbey is located c.15 miles North of Central London. The location also benefits from good bus routes from Sewardstone Road providing regular services to Harlow, Walthamstow and Chingford.

## Accommodation

The accommodation comprises the following areas:

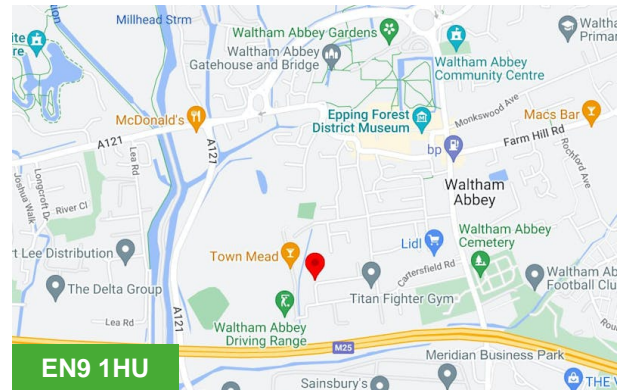
Name	sq ft	sq m
Ground - floor	4,163	386.76
1st - floor office	1,006	93.46
<b>Total</b>	<b>5,169</b>	<b>480.22</b>

## Terms

The unit is available to let on a new full repairing and insuring lease, for a term of years to be agreed.

## Service charge

There is a service charge for maintenance of the commons areas.



## Viewing & Further Information



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### 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;
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  - (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 04/04/2024