



## Unit B

Brook Road, Waltham Cross, EN8 7LR

### Industrial/Warehouse Unit with Offices

**14,344 sq ft**  
(1,332.60 sq m)

- Close proximity to the A10, M25 and town centre
- Flexible industrial/warehouse and office accommodation
- Enclosed forecourt

# Unit B, Brook Road, Waltham Cross, EN8 7LR

## Summary

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 14,344 sq ft   |
| <b>Rent</b>           | Rent on application  |
| <b>Business Rates</b> | According to The Valuation Office Agency website www.voa.gov.uk, the Rateable Value will be £78,500 from April 1st 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year. |
| <b>Service Charge</b> | N/A  |
| <b>Legal Fees</b>     | Each party to bear their own costs   |
| <b>EPC Rating</b>     | Upon enquiry   |

## Description

A twin bay industrial warehouse unit with a two storey office and WC area to the front elevation.

## Location

The building is situated to the Southern side of Brook Road just off Britannia Road. There is easy access to the A10 and then the M25 at Junction 25 or alternatively access to the M25 is available at J26 (Waltham Abbey).

Waltham Cross town centre is just 500m to the West offering a full range of retail, banking and restaurant facilities.

Waltham Cross main line railway station is within 5 minutes walking distance and offers a service to London Liverpool Street via Tottenham Hale with its Victoria Line underground connection.

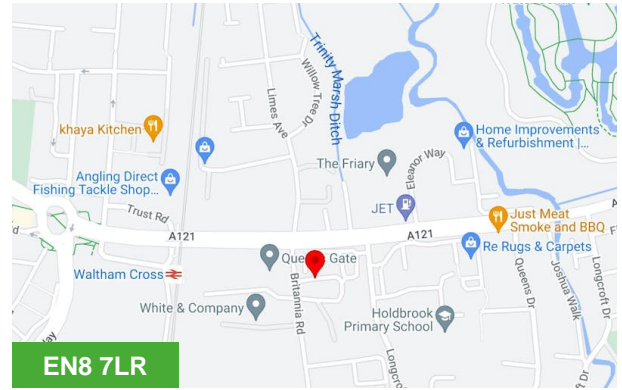
## Accommodation

The accommodation comprises the following areas:

| Name                                | sq ft         | sq m            |
|-------------------------------------|---------------|-----------------|
| Ground - workshop/warehouse/amenity | 11,764        | 1,092.91        |
| 1st - office                        | 2,580         | 239.69          |
| <b>Total</b>                        | <b>14,344</b> | <b>1,332.60</b> |

## Terms

The property is available to let on a new lease. Flexible terms available.



## Viewing & Further Information



**Simon Beeton**

01279 620225 | 07976 523 373  
scb@dww.co.uk



**James Issako**

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

### 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

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