

SMC
Brownill
Vickers

To Let



High quality offices located in Waltham Abbey, and just the M25 Motorway (junction 26)

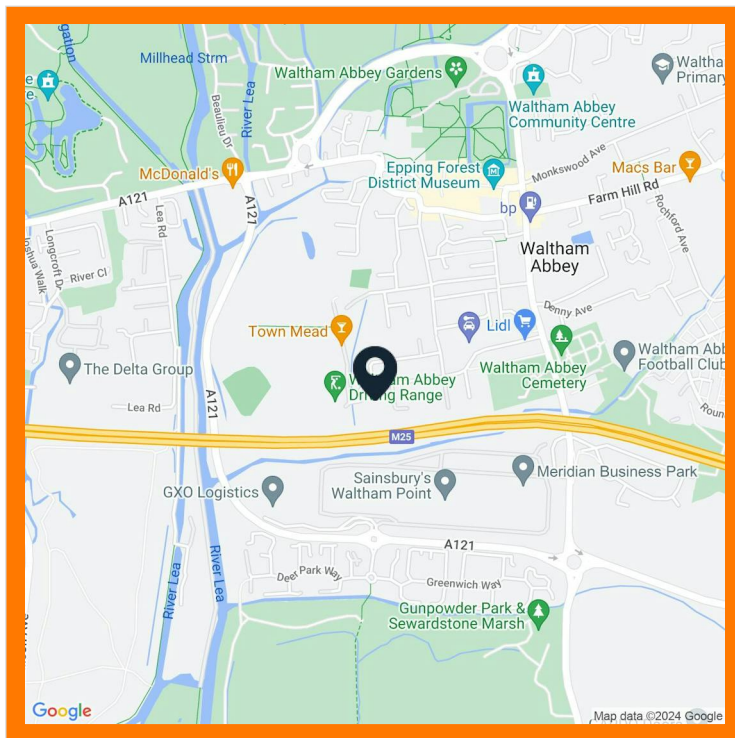
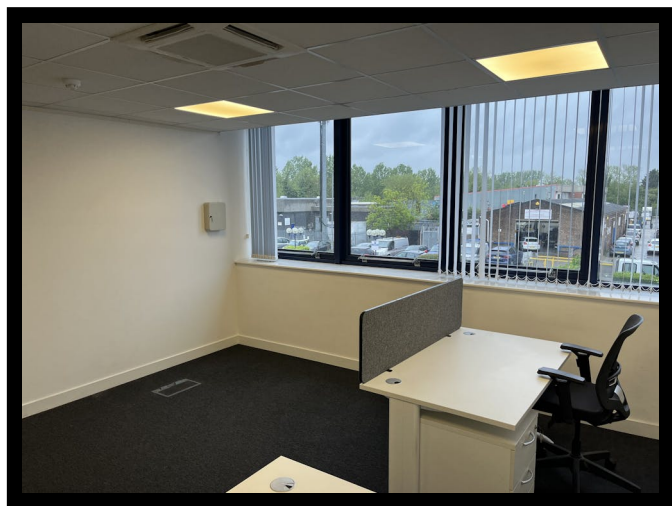
£395 – £4,999 per month

Ability House, 121 Brooker Road, Waltham Abbey, EN9 1JH

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smcbrownillvickers.com

- Variety of good quality offices suites available at ground, first, second and third floor levels
- Located off White Rose Way (A618), providing good access to Doncaster town centre, M18 and the A1(M)
- Located off Sewardstone Road, with good access from the M25 (junction 26), Chingford, Loughton, Epping, Waltham Cross, etc
- Versatile space which could accommodate small, medium or large business use
- Available on flexible terms to suit tenant requirements
- 24/7 access with CCTV monitoring overnight



Accommodation

Monthly rental includes everything apart from business rates. The accommodation comprises of the following:

Name	sq ft	sq m	Rent	Availability
Suite - Office 1	107	9.94	£395 /month plus VAT	Available
Suite - Office 2	376	34.93	£999 /month plus VAT	Available
Unit - Workshop	3,400	315.87	£4,999 /month plus VAT	Available
Total	3,883	360.74		

Description

Ability House provides a wide range of service office suites across ground floor, first floor, second floor and third floor levels. Each office is specified to a modern standard including good natural light, central heating, and suspended ceilings. There are communal toilets and staff facilities on each floor.

Ability is well located for London's M25 network and benefits from a large car park.

Location

The property is situated in a well located and established business location and under 0.5 miles away from Waltham Abbey town centre. Tesco, Lidl and various supporting shops and amenities are located within Waltham Abbey town centre.

Ability House is situated on Brooker Road, off Sewardstone Road, which is a route off from the M25 Motorway (junction 26). The property is located approximately 2 miles from the M25 (junction 26).

The location is boarding Essex, Hertfordshire, and London and ideally located for access access across the north east London region.

Trains to the centre of London Liverpool Street / Stratford are available via Waltham Cross. Bus routes are served from Quaker Lane which is approximately a ten minute walk (bus routes: 14, 66, 86, and 251).

Specification

- Wifi throughout the building
- Air conditioning
- Dedicated on site team
- Showers
- Meeting room
- Car parking
- 24/7 access
- CCTV overnight
- Fully accessible with two passenger lifts

Business Rates

The offices are individually assessed for business rates. Interested parties are advised to contact the local rates office on 020 8496 3000, or <https://www.tax.service.gov.uk/business-rates-find/search> to confirm the business rates payable.

Commute

Waltham Abbey town centre: 3 minutes (road), 10 minutes (walk)
Waltham Cross: 10 minutes (road), 30 minutes (walk)
Loughton: 11 minutes (road)
Chingford: 12 minutes (road)
Cheshunt: 11 minutes (road)
London Liverpool Street: 36 minutes from Waltham Cross station

Connectivity

Broadband speeds with Fibre broadband/wifi;
25mb – included in the agreement
50mb – charged monthly
100mb – charged monthly

Energy Performance Certificate

Upon Enquiry

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