

**180-181 BROOKER ROAD, WALTHAM ABBEY,
ESSEX, EN9 1JH**



**UP TO 1.2 ACRES LEVEL SURFACED,
FENCED & GATED YARD(S)**

TO LET - FLEXIBLE TERMS

www.paulwallace.co.uk



LOCATION:

The site fronts Brooker Road to the immediate rear of Lidl, Nissan Glyn Hopkin and Enterprise Rentacar which all front the Cartersfield Road approach way approximately 350 yards from its intersection with the Sewardstone Road.

There is excellent access out onto junction 26 of the M25 via the A121 Dowding Way whilst to the west junction 25 of the M25 is accessed off the A10 junction at Waltham Cross.

Waltham Abbey town centre is just a few minutes to the north providing a full range of retail, service and restaurant facilities. The Tesco supermarket and PFS is within less than a 500 yard walk.

The main line rail network into London Liverpool Street is available from Waltham Cross.



DESCRIPTION:

A broadly level and rectangular yard of varying surface type and defined boundary features.

All mains utility connections available from Brooker Road.

- * **Total 52,272 sq ft/1.2 acres**
- * Available whole or part
- * Level surface
- * Defined boundary features
- * **Flexible lease**

TERMS:

The whole or part to let on a new lease(s).

RENT:

Upon application.

EPC:

Exempt.

RATEABLE VALUE:

The site is currently unassessed.

VAT:

TBA.

LEGAL COSTS:

Each party are to be responsible for their own legal costs.

VIEWING:

Strictly by appointment through Aaran Forbes at Paul Wallace Commercial on 01992 440744 or aaran@pwco.biz.

C4911



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