

**UNIT 4, ORBITAL BUSINESS CENTRE, BROOKER
ROAD, WALTHAM ABBEY, ESSEX, EN9 1JH**



INDUSTRIAL WAREHOUSE & BUSINESS PREMISES

2,424 SQ FT
+ 1,213 SQ FT MEZZANINE

TO LET - NEW LEASE

www.paulwallace.co.uk

LOCATION:

The Brooker Road industrial estate is accessed along Cartersfield Road approximately 350 yards from its intersection with the Sewardstone Road and fronted by the Lidl supermarket and Nissan main dealership to the south of Waltham Abbey town centre.

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

Sewardstone Road	-	0.2 miles
Tesco Superstore & PFS	-	0.25 miles
Waltham Abbey town centre	-	0.3 miles
Junction 26 M25	-	2 miles
Main line rail Waltham Cross	-	2 miles
Chingford	-	4 miles
Enfield	-	6 miles



AT A GLANCE:

- * Modern industrial warehouse & business premises
- * Clean business park setting
- * 2 miles to junction 26 of the M25
- * 22' 6"/6.9m eaves
- * Properly allocated car parking
- * Clean modern open workspace

DESCRIPTION:

A modern B1, B2, B8 industrial warehouse building of steel frame construction with brick and cladding to the elevations being under a pitched insulated roof with light panels.

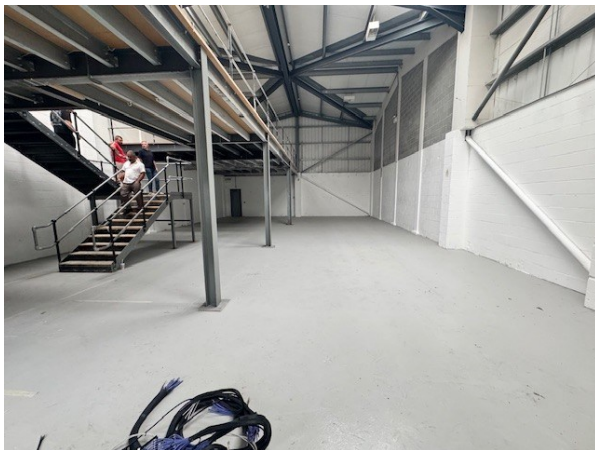
Entire ground floor	-	2,424 sq ft
Mezzanine	-	1,213 sq ft
Total	-	3,637 sq ft

All floor areas and dimensions are approximate.

- * 22' 6" eaves
- * 26' 6" to apex
- * 18' electric loading door
- * Separate male and female toilet facilities
- * Three phase power
- * Allocated parking

TERMS:	To let on a new lease.
RENT:	Upon application.
SERVICE CHARGE:	Upon application.
RATEABLE VALUE:	We are aware of a single assessment of £37,250 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk .
EPC:	Green 53C.
VAT:	Applicable.
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
VIEWING:	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

C4895-4



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