



38a & 39a Hillgrove Business Park

Nazeing Road, Nazeing, EN9 2HB

Industrial/warehouse unit

12,877 sq ft
(1,196.31 sq m)

- Two roller shutter loading doors (4.04m wide x 5.07m high and 2.88m wide x 2.76m high)
- Eaves height of 4.37m rising to 8.08m at ridge
- First floor office space with kitchen and WC facilities
- 12 demised car parking spaces with 2 x EV charging points

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Summary

Available Size	12,877 sq ft
Price	£1,650,000 Guide Price - offers in excess of
Business Rates	According to The Valuation Office Agency website, www.voa.gov.uk, the Rateable Value is £67,000 for the two units combined from 1st April 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The Property comprises two steel framed warehouse units (Units 38a and 39a) which are interconnecting. Unit 38a has a steel-trussed roof whereas Unit 39a is steel portal framed. Both benefit from translucent roof lights. Part of the party wall in Unit 38a has been removed to allow access to Unit 39a. The property benefits from two loading doors. There is first floor office space which is predominantly open plan with the addition of a board room/meeting room.

Location

The industrial units are located on Hillgrove Business Park, which is directly off Nazeing Road.

Nazeing is situated just East of Broxbourne. Broxbourne railway station which serves London Liverpool Street via Tottenham Hale (Victoria Line) is within walking distance of the premises. Nazeingbury shopping parade at Nazeing, which offers a variety of local shops including a Post Office and general store, is also within walking distance of the site.

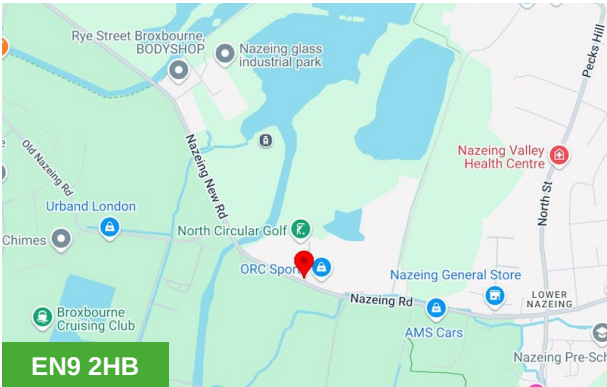
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	11,955	1,110.66
1st - office	922	85.66
Total	12,877	1,196.32

Terms

The property is available on a freehold basis with vacant possession.



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;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition, and
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(vi) All quoting rents, prices and terms are expressed subject to contract;
(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 29/04/2026