

TO LET
INDUSTRIAL/WAREHOUSE/BODY
SHOP/MOTOR VEHICLE REPAIRS
1,026 SQ FT- 4,110 SQ FT
95.34 SQ M- 381.81 SQ M



141-144 BROOKER ROAD
WALTHAM ABBEY EN9 1JH

See important notice overleaf

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DESCRIPTION & SITUATION The premises comprise a terrace of three buildings with each having roller shutters front and rear for vehicle access situated in Brooker Road Industrial Estate the primary industrial area to the south of Waltham Abbey. The M25 (junction 26) is approximately 2 miles west giving good access to the Great Cambridge Road (A10) junction 25 of the M25 and the M11 to the east. Waltham Cross railway station (Liverpool Street approximately 35 mins) is half a mile to the west.

- FEATURES**
- Available individually or as one unit
 - Various Loading doors average size 3.13m high (4.06m wide)
 - Self contained yards
 - 3 phase power
 - Minimum headroom 3.8 m maximum 4.5m to apex

FLOOR AREAS Floor areas are gross internal and approximate only

	sq m	(sq ft)
141		
Workshop	126.73	1,364
Yard	76.95	828
143		
Workshop	159.79	1,720
Yard	171.95	1,851
144		
Workshop	95.34	1,026
Yard	202.33	2,178
Total Gross Internal Area	381.86sq m	4,110 sq ft

RENT From £10 per sq ft per annum exclusive.

TERMS Available on a new full repairing and insuring lease for a term to be agreed.

RATES Interested parties are advised to make their own enquires.

LEGAL COSTS The ingoing tenant is to bear both parties legal costs.

VIEWING Contact Sole Agents
BOWYER BRYCE
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