



HAIR & SON
THE ESTATE OFFICE

FORMER EPPING FOREST GYMNASTICS CENTRE,
MERLIN WAY, NORTH WEALD, ESSEX, CM16 6AA
LEISURE UNIT TO LET - NORTH WEALD
9,750 SQ.FT (906 SQ.M)



RENT £60,000 PAX

SITUATION AND DESCRIPTION

An unusual opportunity to lease this leisure unit which is located in semi-rural location, opposite North Weald airfield and comprises a steel framed building with external metal cladding and translucent roof light. The premises has been most recently been used as a gymnastics club but would suit a variety of other fitness uses.

The premises have minimum eaves height of about 13'4" and benefit from a 3 phase electricity supply.

Externally there is a generous car park which is exclusively demised for the use of this building. Barrier controlled entrance from Merlin Way.

An early inspection is recommended.

ACCOMMODATION

RECEPTION

OFFICE 6'8 x 10'

CHANGING ROOM 18'2X 12'1" with shower room/w.c. off
12'11" x 9'9"

CHANGING ROOM 18'4" x 19'6"

GYMNASIUM 69'8" x 120'3"

GROSS INTERNAL FLOOR AREA 9,750 SQ.FT. (906 sq.m.)

EXTERNALLY

AMPLE CAR PARKING (EXCLUSIVELY FOR THE USE OF
THESE PREMISES)

STAIRS TO FIRST FLOOR (off reception)

MEZZANINE 69'8" x 21'11" partitioned to form a staff
room, training room, metal stairs to ground floor boiler
room

DESCRIPTION

A standalone leisure unit located opposite North Weald
airfield, with ample parking

RATEABLE VALUE

The premises have a rateable value of £20,750 which
chargeable at 49.1p. in the pound for the rating year to
April 2020.

TERMS

The premises are to let on a new full repairing and
insuring lease for a term to be agreed at a rent of £60,000
per annum exclusive.

VIEWING

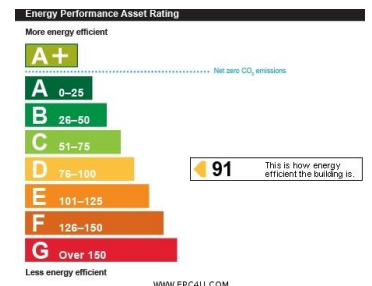
Prior telephone appointment with Hair & Son:
01702 394959.

Hair & Son – 01702 394959

www.hairandson.co.uk

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract.
Photos are for representation only and do not imply the inclusion of fixtures or fittings.
The floorplans are not to scale and only provide an indication of the layout.

Regulated by RICS



t. 01702 394959

More than an estate agent

www.hairandson.co.uk

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