



4 Orbital Business Centre

Brooker Road, Waltham Abbey, EN9 1JH

Business Unit

3,637 sq ft
(337.89 sq m)

- Minimum eaves height of 7m
- First floor storage mezzanine
- 3 phase electricity
- Electric roller shutter loading door
- 8 car parking spaces

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Summary

Available Size	3,637 sq ft
Rent	£52,000 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value will be £37,250 from April 1st 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.
Service Charge	Details on request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C



Description

The Property comprises an end-of-terrace steel portal frame warehouse built in 2007 with a minimum eaves height of 7m. Externally there are brickwork elevations with metal cladding above. The roof is covered with profile metal cladding incorporating translucent panels providing excellent natural light. The warehouse benefits from an electric loading door and 3-phase power. Internally, the unit benefits from a large mezzanine floor providing further storage space.

Location

The units are situated at the entrance to Orbital Business Centre with extensive frontage to Brooker Road. Orbital Business Centre is located on the Brooker Road industrial area within Waltham Abbey. The estate lies immediately adjacent to the M25 and has excellent links to the national motorway network via Junction 26 of the M25 approximately within 2 miles (3.2km). The town centre is within easy walking distance of the property, offering banks, a post office and shopping facilities. Waltham Abbey is located approximately 15 miles north of Central London. Waltham Cross Station provides regular services into London Liverpool Street via Tottenham Hale. The station is approximately 2 miles from Orbital Business Centre. The unit also benefits from good bus routes from Sewardstone Road providing services to Harlow, Walthamstow and Chingford.

Terms

The property is available to let on a new full repairing and insuring lease, for a term of years to be agreed.

Accommodation

The following are approximate Gross Internal Areas measured in accordance with RICS Code of Measuring Practice:

Ground floor 2,424 sq ft / 225 sq m
Mezzanine 1,213 sq ft / 112 sq m

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;
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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 20/04/2023