

# **BROXBOURNE, HERTFORDSHIRE, EN10 6SU**



**A 7.16 ACRE EMPLOYMENT SITE  
FOR SALE FREEHOLD**

## Highlights:

- An approx 7.16 acre/2.9 Ha Brownfield employment site
- Circa 94,000 sq ft existing built space
- Suit owner occupation, developers and investment
- A well proven and established industrial location
- Existing mainly industrial uses B1/B2/B8 with some ancillary Class E, F and sui generis types
- The whole is identified as an existing employment site in the adopted Local Plan wherein Policy E1 actively encourages the redevelopment, renewal and intensification of use
- Vast majority of site area is outside of Green Belt
- Existing buildings majority of 1950's - 1970's build era with some being owner occupied and the remainder being let to numerous short term occupiers
- All Tenancy Agreements expire not beyond 31/08/24
- Current rental income £257,449 pax
- All mains service connections - foul drainage, gas, three phase, water, fibre optic comms cabling

Broadly speaking the site comprises 3 essential components:

**Area 1** - Former owner occupier areas of circa 43,000 sq ft with immediate vacant possession

**Area 2** - Current multi let estate of circa 51,000 sq ft with VP by 31/08/24

**Area 3** - Adjoining non Green Belt expansion lands approaching 2 acres

## Development/Occupancy Prospects:

- Demolition of whole and comprehensive brand **new build** (singular or multi unit) scheme
- Partial demolition with **new build** in part and **refurbishment** in part
- Demolition of entire or in part to **create yard space**
- Owner **occupation** in part with adjacent multi let unit **investment**



## Local Economy:

The A10 corridor is very much in the spotlight at the moment with a substantial amount of new build commercial activity taking place with schemes to include (a relevant existing scheme is also listed):

Hertford Industrial Hub, Hertford	-	220,000 sq ft across 16 units by Blackrock
Tavis House, Hoddesdon	-	A quality 4 unit scheme totalling 81,000 sq ft
Max 50, Waltham Cross	-	A single major logistics building of 50,000 sq ft
Sunset Studios, Waltham Cross	-	A major 86 acre film industry development by Blackstone
Google, Waltham Cross	-	A major 660,000 sq ft data centre
Swift, Waltham Cross	-	Upwards of 120,000 sq ft across 4 brand new buildings
Hillgrove Business Park, Nazeing	-	200,000 sq ft comprising 91 units across a 10 acre site
Brookfield Riverside	-	A £500m new town centre project for Cheshunt

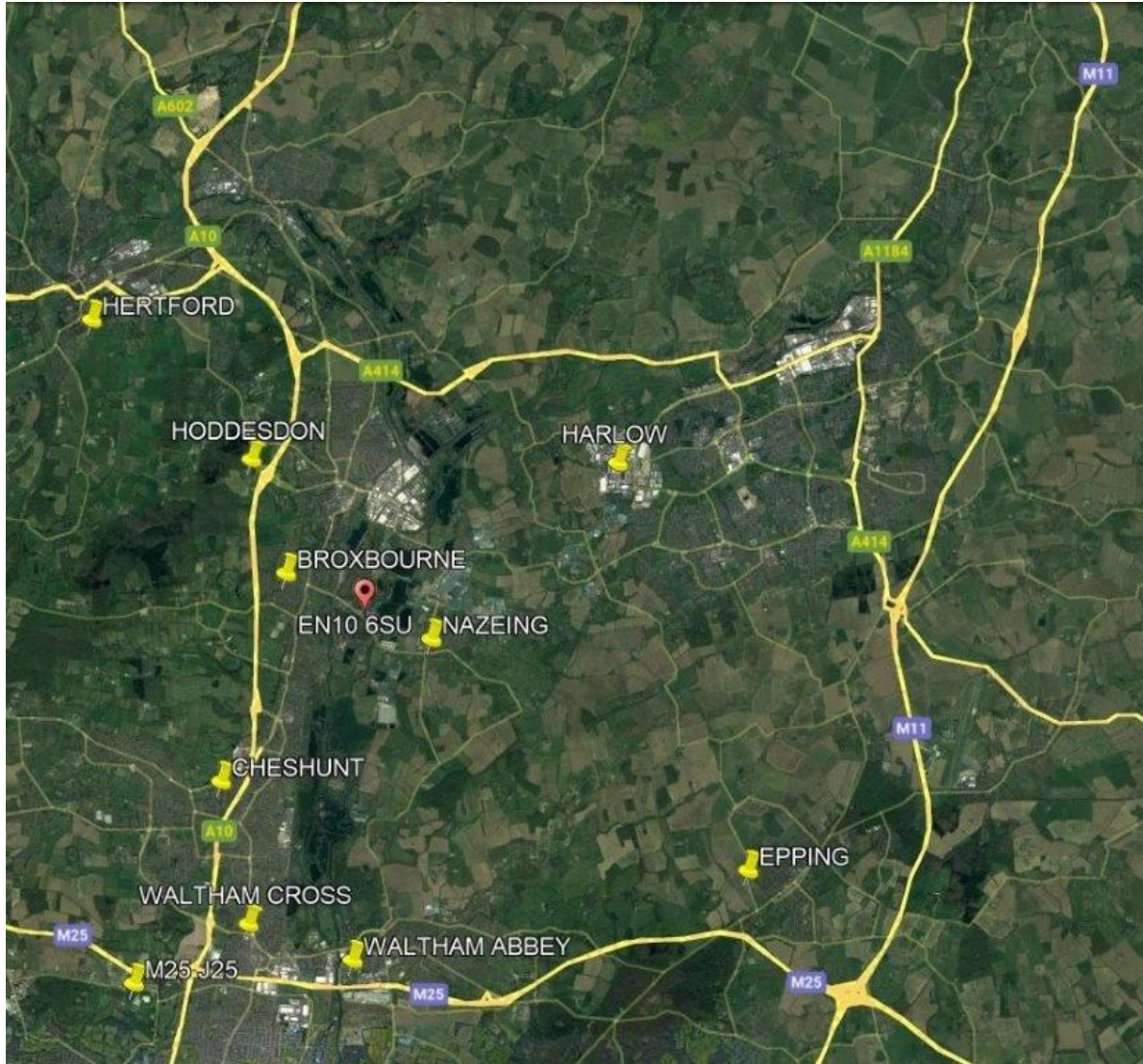
Sunsets new development on the M25 junction will compliment the vast quantum of existing film industry space already in use across the local area including the 187,000 sq ft OMA X Studios in Enfield, the 130,000 sq ft Fidens Studios in Hoddesdon and the new OMA V in Radlett of 110,000 sq ft.



# Planning:

- The site falls under Epping Forest District Council (EFDC) administration
- The Epping Forest District Local Plan 2011-2033 was adopted on 6 March 2023
- <https://www.eppingforestdc.gov.uk/planning-and-building/planning-policy/adopted-local-plan-march-2023/>
- Policy E1 (page 68) states “the council will seek to retain and enhance existing employment sites and premises for their existing authorised uses within classes B2, B8 or E and sui generis uses ... proposals for the redevelopment, renewal, intensification or extension of existing employment sites and premises ... will be encouraged ... proposals for complimentary and supporting uses may be considerable acceptable ...”
- There is a “live” application under consultation with EFDC under application number EPF/1407/23 for 110,000 sq ft of new build B2/B8, E(g)(iii) and F1 uses. [https://eppingforestdc.my.site.com/pr/s/planning-application/a0h8d000001WeQEAA0/epf140723?c\\_r=Arcus BE Public Register&tabset-dc51c=2](https://eppingforestdc.my.site.com/pr/s/planning-application/a0h8d000001WeQEAA0/epf140723?c_r=Arcus+BE+Public+Register&tabset-dc51c=2)





## Location:

A well established commercial and industrial location with immediate access out onto the Nazeing New Road just half a mile to the east of main line rail into central London.

The site is just outside the Broxbourne Borough environs within the Lea Valley and benefits from its strong A10 corridor connectivity and relationship with Hoddesdon, Harlow, Cheshunt and Waltham Cross.

Mainline Rail Network	-	0.6 miles
Hoddesdon	-	1.6 miles
M25/J25	-	5.3 miles
Brookfield Retail Park	-	4 miles
Waltham Abbey	-	4.5 miles
Harlow	-	5 miles
Stanstead Airport	-	18 miles
Broxbourne Retail Centre	-	1 mile
Heathrow Airport	-	48 miles
Enfield	-	11 miles
M11	-	5.7 miles
A1/Welham Green	-	18 miles

## Further Information:

- Unconditional offers invited with evidenced funding ability
- The site is held under title EX566190
- Tenure - freehold with vacant possession of the entire by 31/08/24
- VAT applicable
- Local Authority Rating - Buildings are individually assessed
- Occupier schedule upon request
- Flood risk - detailed information available for inspection
- A detailed asbestos report can be made available for inspection
- Legal costs - each pay their own
- EPC - information upon request
- Viewing and further information through Aaran Forbes at Paul Wallace Commercial on 01992 440744 or 07802 354754 or [aaran@pwco.biz](mailto:aaran@pwco.biz)