



3 Abbey Point

Cartersfield Road, Waltham Abbey, EN9 1FE

Industrial/Warehouse unit

1,930 sq ft
(179.30 sq m)

- Easy access to the M25 via Junctions 25/26
- Suitable for trade counter use
- Roller shutter approx 5m high x 3.6m wide
- Eaves height approximately 6.3m rising to 7.3m
- Potential for mezzanine floor
- 3 phase electricity

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Summary

| | |
|-----------------------|--|
| Available Size | 1,930 sq ft |
| Rent | £36,000.00 per annum plus VAT |
| Business Rates | According to The Valuation Office Agency website www.voa.gov.uk , the Rateable Value is £21,250. Interested parties should speak to the Local Rating Authority to confirm the rates payable. |
| Service Charge | The current Service Charge is £2,268.83 |
| Car Parking | 5 on-site car parking spaces |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | D |

Description

The property comprises a mid-terrace modern steel portal framed industrial unit built in 2010. The unit forms part of a scheme of 5 similar units adjacent to Lidl and opposite Glyn Hopkin Nissan. The unit may be used as a warehouse or a trade counter, but would also be suitable for light industrial purposes. Externally there are 5 car parking spaces and a loading/unloading area.

Historic photographs shown at present

Location

Waltham Abbey is a market town situated off Junction 26 and close to Junction 25 of the M25 motorway. The A406 (North Circular Road) is also readily accessible, being approximately six miles to the south providing an established link to Central London which is approximately 14 miles away. The town centre is within easy walking distance.

Terms

The property is available to let on a new fully 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:

Warehouse 1,930 sq ft 179 sq m

Covered loading bay 148 sq ft 14 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

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(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 04/04/2024