



## Unit B1-B3 Forest Oaks

Aimes Green, Galley Hill, Waltham Abbey, EN9 2BJ

### Economic Industrial Warehouse Unit

**2,386 sq ft**  
(221.67 sq m)

- Shared WC and kitchen facilities
- Minimum eaves height 2.9m
- Manual roller shutters
- Loading/unloading facilities
- Access 7am to 7pm Monday to Saturday
- Secure gated facility

# Unit B1-B3 Forest Oaks, Aimes Green, Galley Hill, Waltham Abbey, EN9 2BJ

## Summary

<b>Available Size</b>	2,386 sq ft
<b>Rent</b>	£22,600 per annum
<b>Business Rates</b>	According to The Valuation Office Agency website <a href="http://www.vca.gov.uk">www.vca.gov.uk</a> the Rateable Value is £14,000. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
<b>Service Charge</b>	N/A
<b>Legal Fees</b>	Each party to bear their own costs
<b>BER Rating</b>	Upon enquiry

## Description

Forest Oaks comprises a well-managed Estate of former agricultural buildings, primarily occupied for storage purposes. The property generally comprises a steel portal framed building with manual roller shutters to the front of the unit under a fibre cement sheeted roof. There is a concrete floor throughout. Car parking spaces are available. The building offers dry, secure storage and is available at economical cost on flexible lease terms.

## Location

Forest Oaks is situated in a semi-rural, but nonetheless, accessible location on the edge of Waltham Abbey. Waltham Abbey is situated adjacent to the M25, access to which is available at Junction 26. Alternatively, access to the M25 is available at Junction 25 (Waltham Cross/Enfield). Waltham Abbey town centre is approximately 2.5 miles from the premises and offers a range of shopping and leisure facilities.

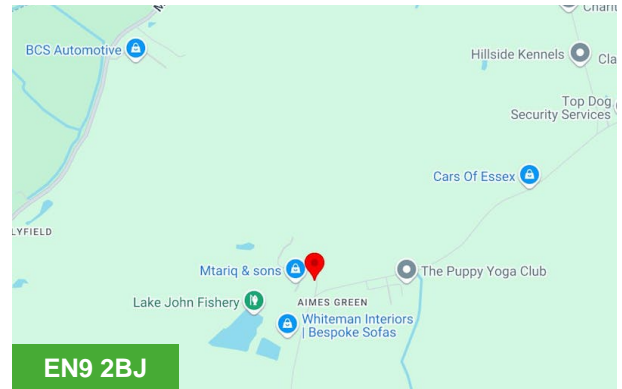
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - floor	2,386	221.67

## Terms

Our client's standard agreement is for a period of 2 years with a rolling break in each party's favour on 4 months notice. Consideration will be given to alternative lease structures, subject to status and use. Under the terms of the lease, the landlord is responsible for the maintenance of the buildings, and insurance, both of which are included in the rent.



## Viewing & Further Information



**Simon Beeton**

01279 620225 | 07976 523 373

[scb@dww.co.uk](mailto:scb@dww.co.uk)



**James Issako**

01279 620 200 | 07817 269 490

[ji@dww.co.uk](mailto:ji@dww.co.uk)

### 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;  
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;  
(iv) All prices quoted in these particulars may be subject to VAT in addition; and  
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;  
(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 04/04/2025