



Price on Application

Brooker Road, EN9 1JH





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Duncan Phillips
 Residential & Commercial Sales, Lettings & Management


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About the Property

A substantial detached commercial property offering approximately 8,750 sq ft of well configured space, providing an outstanding opportunity for businesses seeking a highly functional base with excellent motorway access and extensive on site amenities. Positioned just minutes from Junction 26 of the M25, the property sits within one of the most strategically connected commercial corridors in the South East. The unit benefits parking for 20+ vehicles, delivery shutter, air conditioning, kitchens on both floors, ground floor W.C., and first floor male/female toilets with showers. Ideal for industrial, trade, storage, or hybrid business use.

Tenure: Leasehold

EPC: To be confirmed (0)

Council Tax -







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Price on Application

An opportunity to acquire a substantial detached commercial premises extending to approximately 8,750 sq ft, prominently positioned just minutes from Junction 26 of the M25, the property sits within one of the most strategically connected commercial corridors in the South East. The property offers a highly functional layout across two floors, making it exceptionally well suited to industrial, trade counter, storage, and hybrid business operations.

The ground floor provides generous open plan accommodation with excellent circulation space, supported by a full height delivery shutter for efficient loading and unloading to side, first floor delivery door and staircase. A kitchen and W.C. are also located at this level. The first floor offers further versatile workspace, a main kitchen, and well appointed male and female toilets with showers. The building benefits from air conditioning and a fitted alarm system.

Externally, the property features a substantial forecourt with parking for more than 20 vehicles, offering excellent accessibility for staff, customers, and fleet vehicles.

Situated just minutes from Junction 26 of the M25, the property enjoys outstanding connectivity to the A10, M11, A406 North Circular, A1(M) and wider motorway network. This strategic location enables fast access across London, Hertfordshire, Essex, and key commercial hubs including Enfield, Harlow, Cheshunt, Epping, and Central London, making it an ideal base for regional and London focused businesses.



KEY FEATURES

- 8,750 sq ft detached commercial premises
- Prominent position within established commercial area
- Parking for 20+ vehicles on large private forecourt
- Full height delivery shutter providing excellent loading access
- Air conditioning to key areas
- Excellent access to A10, M11, A406 North Circular & A1(M)
- Alarm system installed





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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.