



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

TO LET

£4,995 PER MONTH

- Unique ground floor commercial space
- Approx 3,246 sq ft
- Parking included
- Flexible terms
- Suitable for a variety of uses
- 24 hour access
- Security/CCTV

CONTACT: 020 8501 9220  
loughton@clarkehillyer.co.uk  
www.clarkehillyer.co.uk

# UNITS C & D, BIZ SPACE M25 BUSINESS CENTRE, BROOKER ROAD, WALTHAM ABBEY, ESSEX, EN9 1JH



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

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#### Location

Situated on Brooker Road in Waltham Abbey which is home to a variety of businesses. Within Waltham Abbey itself there are a number of shops, cafes and restaurants. The motorway network is accessed via Junction 26 of the M25 at Waltham Abbey. Waltham Cross railway station is on the Overground network and provides a regular service into Central London. The area is also served by local buses.

#### Description

Designed to accommodate a wide range of businesses, this unit of approximately 3,246 sq ft (301.6 sq m) is particularly well-suited to light manufacturing, warehousing, creative production, and logistics operations. The space offers a clean, open-plan layout that can be easily adapted to suit the unique needs of each business, whether they are scaling up operations or establishing a new base. Set within a modern, multi-purpose complex, the premises benefit from a roller shutter and parking/loading bay.

All measurements quoted are approximate only.

#### Terms

Available to let on a new full repairing and insuring lease, at a rent of £4,995 plus VAT per month. Further terms are to be agreed.

#### Business Rates

Epping Forest District Council have informed us of the following:

2023 Rateable Value: £31,500

2025/26 UBR: 0.499 P/£

2025/26 Rates Payable: £15,718.50

Interested parties are advised to contact the Local Rating Authority to confirm current rate liability.

#### Legal Costs

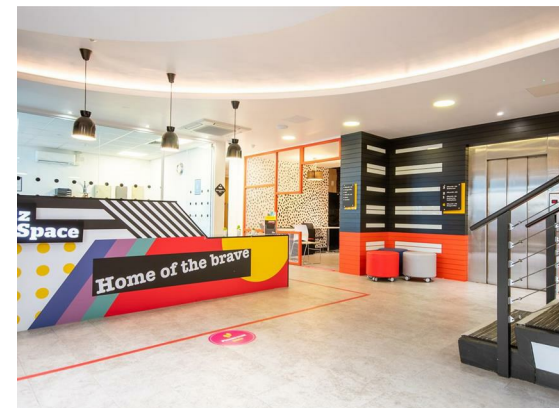
To be met by the ingoing tenant.

#### Viewings

Strictly through agents Clarke Hillyer on 020 8501 9220.

#### EPC

This property has an Energy Performance Certificate Rating of C.



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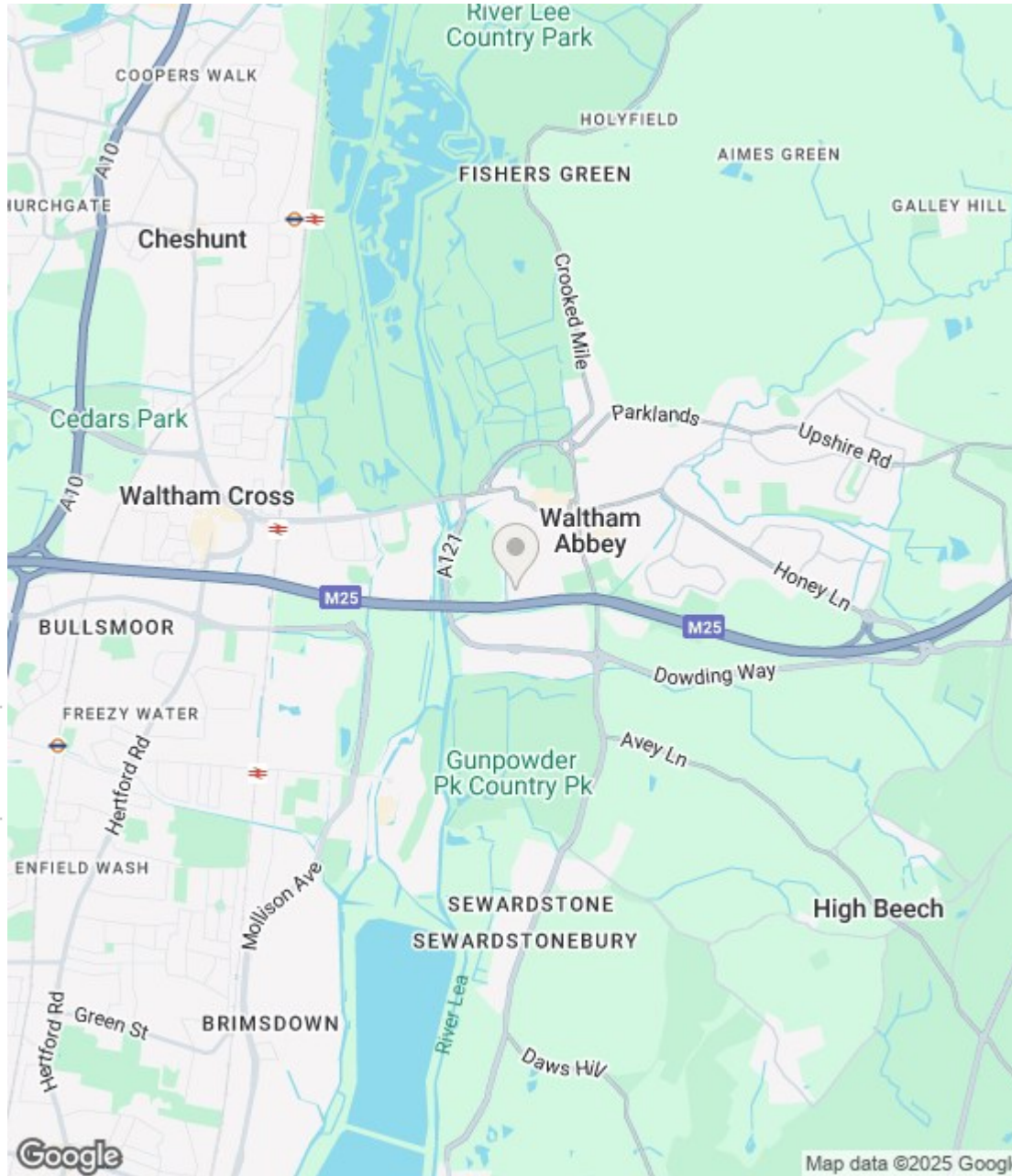
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	85
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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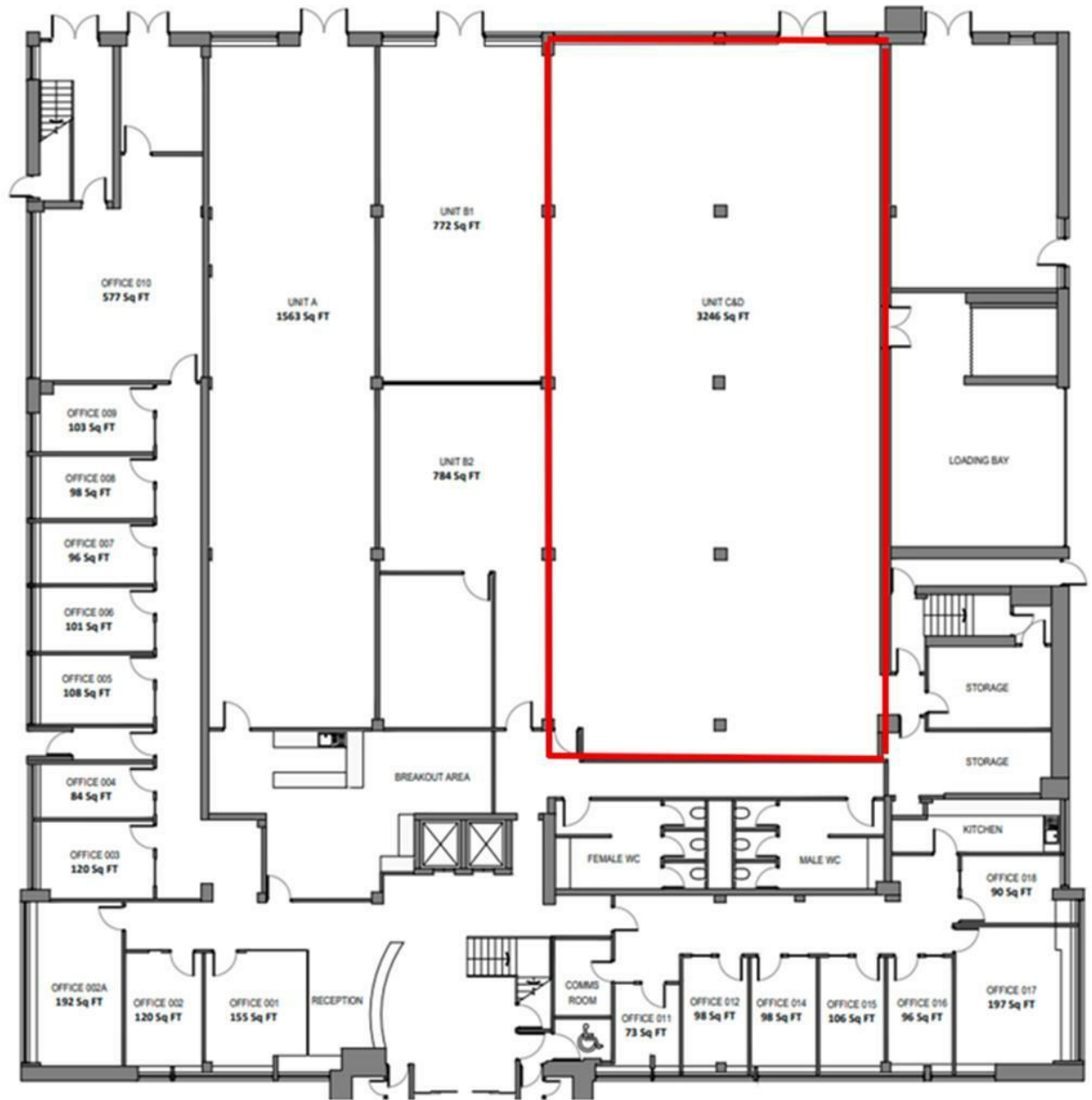
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① GROUND FLOOR PROPOSED LAYOUT



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