

UNIT 5, MILLBROOK BUSINESS PARK, HOE LANE, NAZEING, EN9 2RJ



**A CLEAN INDUSTRIAL
WAREHOUSE & BUSINESS UNIT**

2,575 - 3,815 SQ FT

TO LET

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LOCATION:

The Millbrook Business Park is on the Eastern periphery of Nazeing accessed along Hoe Lane which junctions with Middle Street and subsequently the B194 Nazeing New Road just a mile or so to the South West. From here the A414 is available to the North, the M11 to the East, the M25, junction 25 and 26 to the South and the A10 to the West.

In the centre of Nazeing there is a busy local parade of retail and convenience shopping.

British Rail is provided from Broxbourne Station within a couple of miles distance from where there is a London Liverpool Street service via Tottenham Hale with it's Victoria Line underground connections.

London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.

DESCRIPTION:

A concrete frame single span industrial warehouse building with elevations of brick and block work and profile sheet metal cladding under a pitched roof.

Ground floor dimensions	-	60' x 43'	-	2,575 sq ft
Mezzanine			-	1,240 sq ft
Total			-	3,815 sq ft

All dimensions and floor areas are approximate.

- * 15' eaves (20' to apex)
- * 7' 6" to underside of mezzanine
- * 11' 6" roller shutter
- * Separate male and female toilet facilities
- * Kitchen areas
- * Fire and security alarms (untested)
- * Security entry system
- * Allocated parking



TERMS:	To let on a new lease.
RENT:	£36,000 per annum exclusive.
VAT:	TBA.
RATEABLE VALUE:	TBA.
SERVICE CHARGE:	TBA.
LEGAL COSTS:	Each side are to be responsible for their own legal costs.
EPC:	Green 47B.
VIEWING:	Strictly by appointment through Aaran Forbes or Tracey Gidley at Paul Wallace Commercial on 01992 440744 or aaran@pwco.biz or tracey@pwco.biz .
PHOTOGRAPHY:	All archive photography.

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