



Unit 23 Leaside Industrial Park

Sedge Green, Nazeing, EN9 2BF

Warehouse Unit

1,254 sq ft
(116.50 sq m)

- Situated on a gated development with CCTV
- Electric loading door
- LED warehouse lighting
- WC
- 3 Car parking spaces
- No motor trade or vehicles over 7.5t

Unit 23 Leaside Industrial Park, Sedge Green, Nazeing, EN9 2BF

Summary

Available Size	1,254 sq ft
Rent	£20,400 per annum plus VAT
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £11,750. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
Service Charge	£575 per annum plus VAT
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The property comprises a new terraced unit of steel framed construction with steel clad elevations, under a pitched steel clad roof incorporating translucent roof lights.

The unit has an electric roller shutter, pedestrian door and WC. The space is clear span making it ideal for a variety of storage uses. The property benefits from LED warehouse lighting and 3-phase power. Externally there is a tarmac forecourt, there is also a concrete apron adjacent to the loading door for loading/unloading.

Location

The property is located in Sedge Green, Nazeing. Nazeing is situated South-West of Harlow and East of Broxbourne, making it accessible to the A10 and M11. The village centre benefits from a parade of local shops, and Broxbourne railway station provides a regular service to London Liverpool Street via Tottenham Hale (Victoria Line) and to Stansted Airport.

Accommodation

The accommodation comprises the following areas:

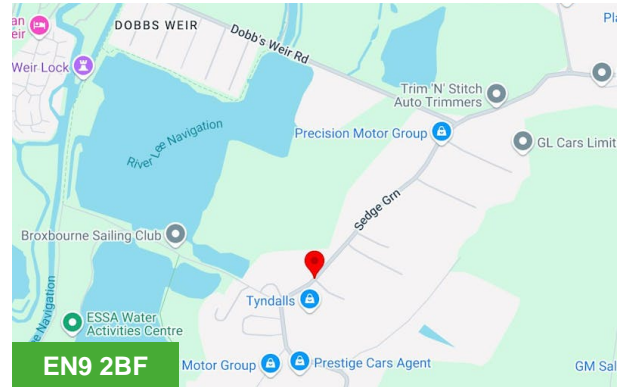
Name	sq ft	sq m
Ground	1,254	116.50

Terms

The property is available to let on a new fully repairing and insuring lease for a term of 5 years with a rent review at the end of the 3rd year.

Insurance

Building Insurance £410 per year with no VAT (pro-rata from Jan 1st)



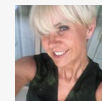
Viewing & Further Information



James Issako

01279 620 200 | 07817 269 490

ji@dww.co.uk



Elizabeth Finch

01279 620 222 | 07375 405 086

ef@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 18/06/2025