

# Detached Industrial Unit

## 22,550 sq ft (2,095 sq m)



On the instructions of Jason Baker and Geoffrey Rowley of Vantis Business Recovery Services, Joint Administrators to R & W Cushway & Company Limited

**180 Brooker Road**  
**Waltham Abbey, Essex EN9 1HT**

- Self Contained Site – 0.82 acres (0.33 ha)
- 11'6" (3.5m) headroom
- Twenty eight parking spaces
- M25 (Junction 26) – 2 miles
- Long Leasehold interest for sale £695,000



**Edward  
Symmons**

**020 7955 8454**

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**Situation**

The property is situated close to the junction with Cartersfield Road to form part of an established industrial estate immediately off Sewardstone Road and on the edge of the town centre.

Road communications are excellent with the M25 motorway at Junction 26, some two miles away via the A121 Dowding Way whilst the nearby main line rail station at Waltham Cross provides a regular service to London Liverpool Street with a timetabled journey of 25 minutes.

**Description**

A detached industrial unit with brick elevations under a multi pitched and light steel trussed north lit roof together with two storey offices at the front.

- Separate entry and exit points
- Concrete surfaced yard
- Side loading
- Mix of private and open plan offices
- Gas fired heating
- Welfare and Canteen facilities
- Palisade fencing to all boundaries

**Floor Areas**

All gross internal floor areas are approximate

Production	18,998 sq ft	1,765 sq m
Two Storey Offices	3,552 sq ft	330 sq m
<b>Total</b>	<b>22,550 sq ft</b>	<b>2,095 sq m</b>
Mezzanine	620 sq ft	58 sq m

**Tenure**

The property is held on a long lease for a term of seventy eight years from 29th September 1954 without review.

**Ground Rent**

£200 per annum, exclusive.

**Price**

Offers are invited in the region of £695,000 for the unexpired term of the long leasehold interest.

Terms are quoted exclusive of VAT, if applicable.

Intending purchasers will be required to provide independent confirmation that funds are available to support their offer.

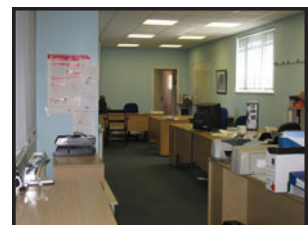
**Legal Costs**

Each party shall bear its own costs.

**Viewing**

Contact: Graham Free or Ian Bell  
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Fax: 020 7403 1947

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**2 Southwark Street, London Bridge, London SE1 1TQ**

Misrepresentation Act 1967

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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

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