

**B1 SPACE
(POSSIBLE D1 SUBJECT TO PLANNING CONSENT)
TO LET**



**HOWARD HOUSE
BROOKER ROAD, WALTHAM ABBEY EN9
1,000 – 21,000 SQ FT (UP TO 1,950 SQ M)**

Location: Situated in Brooker Road, which is an established business and industrial area. Waltham Abbey has excellent road communications and is situated between Junction 25 and 26 of the M25 Motorway. Junction 26 is approximately 2 miles away.

Description: Comprising a three storey office building over three floors and arranged as three distinct areas:

Ground Floor

A small suite adjacent to the reception area
Measuring 5.44m x 5.46m (29.70 sq m)

First Floor

Open plan area in shell and core condition, double glazed windows
and florescent lighting

Measuring 19.17m x 24.21m

Plus separate office of 8.09m x 8.60m = 69.57 sq m (748 sq ft)

Total area 464 sq m (4,995 sq ft)

Second Floor

A mainly open plan area with some partitioned offices, male and female WC's
Measuring 24.43m x 20.29m (495.68 sq m) 5,335 sq ft
Plus 8.09m x 8.60m (69.57 sq m) 748 sq ft
Total 6,083 sq ft

Terms: Available on a new Lease for a term to be agreed.

Rental: £11.50 per sq ft.

Service Charge: Approximately £3.00 per sq ft

Business Rates: To be confirmed. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: **By Appointment only**
Via Claridges Commercial – 0845 205 0007



