

TO LET
SINGLE STOREY
INDUSTRIAL/OFFICE UNIT
NR. EPPING UNDERGROUND STATION
243.26 SQ M (2,618 SQ FT)
ADDITIONAL SPACE AVAILABLE IF REQUIRED



UNIT D WARNE HOUSE
BOWER HILL INDUSTRIAL ESTATE
EPPING
ESSEX CM16 7BN

See important notice overleaf

020 8367 5511

bowyerbryce.co.uk 96 Silver Street, Enfield EN1 3TW
F: 020 8366 0818

Also at:

The Business & Technology Centre
Bessemer Drive
Stevenage, Herts SG1 2DX
T: 01438 816396
F: 01438 816396

50 Conduit Street
London
W1S 2YT
T: 020 7734 4300
F: 020 7734 4301

UNIT D WARNE HOUSE, BOWER HILL INDUSTRIAL ESTATE, EPPING ESSEX CM16 7BN

DESCRIPTION & SITUATION	The premises comprise a single storey column free open plan industrial/office unit benefiting from good natural light and recent redecoration. Car parking is provided to the front of the property.		
	The premises are situated on the Bower Hill Industrial Estate off Bower Hill within the town of Epping and within walking distance of the Underground Station (Central Line). Access to the motorway network via the M11 (Harlow) at Junction 7 is within 4½ miles and the M25 (4½ miles) giving access at Junction 26 (Waltham Abbey).		
FEATURES	<input type="checkbox"/>	RECENTLY REDECORATED	
	<input type="checkbox"/>	ROLLER SHUTTER ACCESS DOOR	
	<input type="checkbox"/>	3 PHASE POWER	
	<input type="checkbox"/>	GAS CENTRAL HEATING	
	<input type="checkbox"/>	AIR-CON TO OFFICES	
	<input type="checkbox"/>	CAR PARKING TO THE FORECOURT	
	<input type="checkbox"/>	DISABLED WC	
	<input type="checkbox"/>	KITCHEN	
FLOOR AREAS	Floor areas are gross internal and approximate only		
		(sq m)	sq ft
	Industrial including 2 fitted office rooms	243.26 sq m	2,618 sq ft
	There is additional offices/production space if required of 1,475 sq ft adjoining which can be interconnecting.		
	Total Gross Internal Area	243.26 sq m	2,618 sq ft
TERMS	To be let on a new lease for a term by arrangement.		
RENT	£18,950 per annum exclusive SUBJECT TO CONTRACT		
RATES	From verbal enquiry to the local charging authority. Rateable value £15,500 Rates payable 2011/12 £6,711		
LEGAL COSTS	Both parties reasonable legal costs are to be borne by the ingoing tenant.		
VIEWING	Strictly by appointment through Sole Agents BOWYER BRYCE Paul Quy 020 8370 2539 paul.quy@bowyerbryce.co.uk Ian Harding 020 8370 2536 ian.harding@bowyerbryce.co.uk		
Ref: 012218			

Important Notice

Bowyer Bryce (Surveyors) Ltd for themselves, any joint agent and for the seller(s) or landlord(s) of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (iv) No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc, and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations.
- (v) All rents and prices quoted are exclusive of VAT (if chargeable).