

Coke Gearing

consulting

Chartered Surveyors

Units 1 & 1A Waltham Hall
Industrial Estate Bamber's
Green, Takeley, CM22 6PF

WAREHOUSE UNITS

- Close to Stansted Airport – 5 mins
- Ample Parking & Yard
- 2 electric roller shutter doors
- 2 units link detached but which can be split
- Mezzanine floors available to purchase taking the total available size to 55,394 sq ft



To Let

WWW.COKEGEARING.CO.UK

LOCATION

The premises are located at Waltham Hall, just off Parsonage Road in Takeley. The property benefits from a highly accessible position, being situated only 2 miles from Junction 8 of the M11 motorway, which provides fast connections south to London and north to Cambridge and the Midlands. The A120 dual carriageway is immediately accessible, linking the site directly to Stansted Airport and the wider regional road network.

Stansted Airport, located less than 5 minutes' drive from the property, offers a major international hub for passenger and cargo services, providing significant advantages for businesses requiring air freight connectivity. Road haulage and logistics operations are further supported by proximity to the M25 (Junction 27 approximately 17 miles) which connects with the national motorway network. Harlow lies approximately 16 miles to the south, while Cambridge is around 29 miles to the north.

The strategic location, with excellent motorway, air and rail connectivity, makes the property well suited to occupiers with regional, national or international distribution requirements.

DESCRIPTION

Two modern steel-framed industrial warehouses, Unit 1a finished with durable steel cladding and Unit 1 with reinforced concrete, available to let either individually or as a combined offering. Each unit provides a concrete floor, internal blockwork to 2 metres, high-bay halogen lighting and three-phase power supply. Pitched roofs with skylights ensure excellent natural light throughout. Unit 1 eaves to the ridge is 10.25 m and Unit 1a eaves to the ridge is 7.84 m.

The site benefits from ample car parking and a generous yard area. Both warehouses are currently fitted with removable mezzanine storage floors, which can be adapted or removed to meet occupier requirements. Each unit also incorporates dedicated office accommodation, featuring double-glazed windows, suspended ceilings with recessed and emergency lighting, a fitted kitchen, and male, female and disabled WC facilities.

TERM

The property is available by way of a fully repairing and insuring lease, on terms to be agreed.

RENT

£14.50 per sq ft. VAT will apply at the prevailing rate.

SERVICE CHARGE

The Tenant will be responsible for paying a fair proportion of the Estate service charge; the current premium is £TBC per annum.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE (EPC)

Unit 1 – C 55

Unit 1A – C 63

USE CLASS

Under the Town and Country Planning (Use Classes) Order 1987 (as amended), Unit 1 falls within Class B8 (Storage & Distribution) and Unit 1A within Class E (Commercial, Business & Service).

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

ANTI MONEY LAUNDERING

In accordance with the latest Anti-Money Laundering legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

ACCOMMODATION

Accommodation – Unit 1	Sq ft (approx.)	Sq m (approx.)
Ground Floor Warehouse	16,081	1,494
Ground Floor Office	516	48
WCs	183	17
Total	16,781	1,559

Accommodation – Unit 1A	Sq ft (approx.)	Sq m (approx.)
Ground Floor Warehouse	12,486	1,160
Ground Floor Office	549	51
Unit Link Area	398	37
Total	13,433	1,248

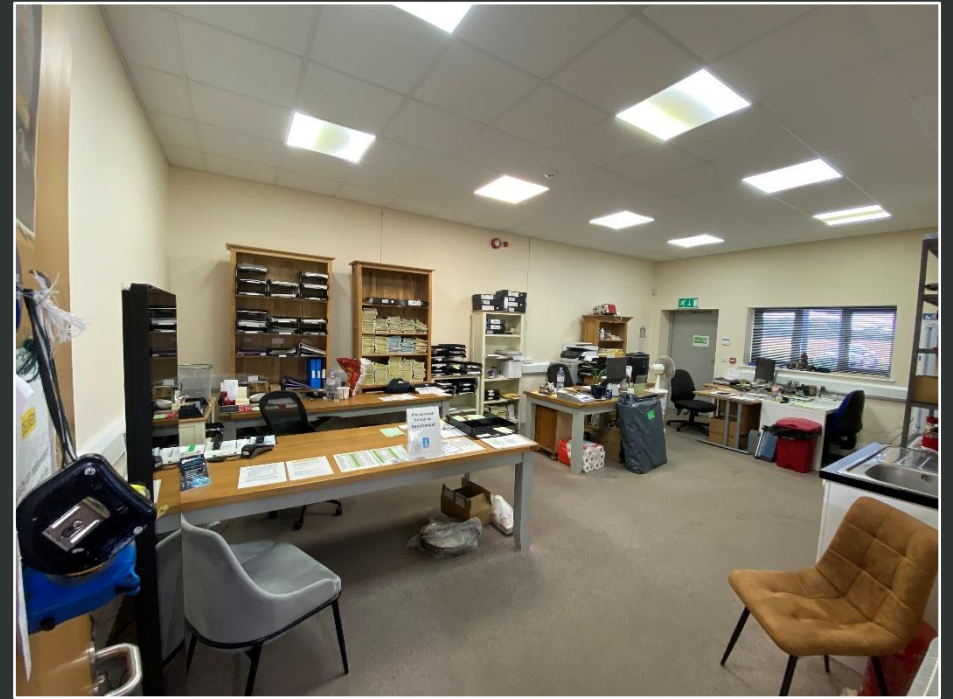
Grand Total Combined	30,214	2,807
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Both units currently have mezzanines covering the majority of first floor level. These can remain if required subject to negotiation with the current Tenant in terms of purchasing these mezzanine floors directly from them on a price to be agreed.

Accommodation	Sq ft (approx.)	Sq m (approx.)
Unit 1 Mezzanine	15,313	1,422
Unit 1A Mezzanine	9,867	916

Floor areas stated are Gross Internal Area (GIA) and are approximate. Interested parties should verify all measurements independently





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Details prepared on 30/04/26