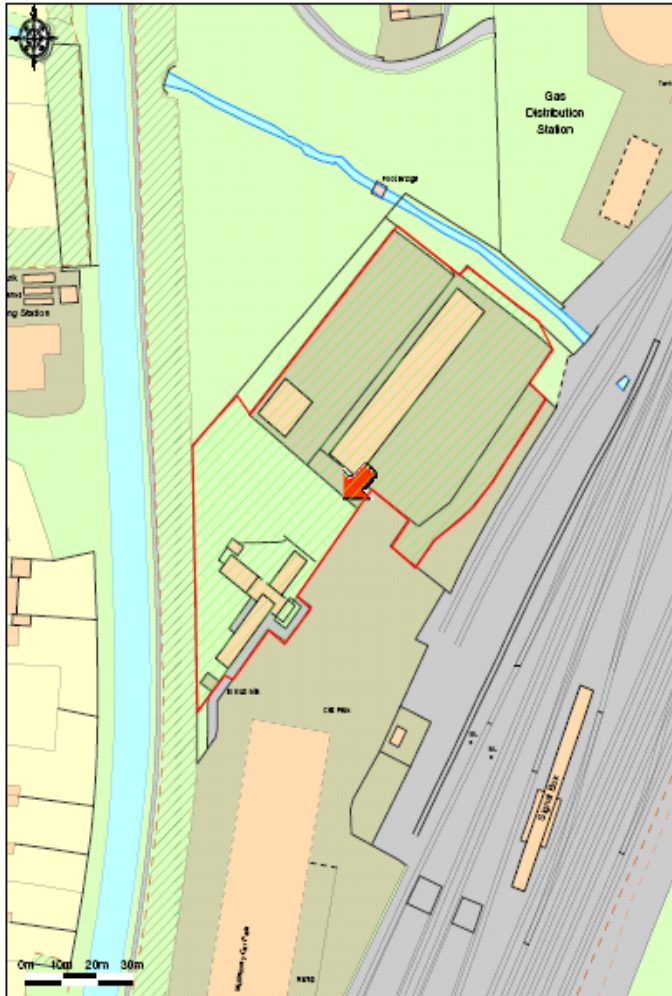


For Lease

Secure Storage Yards at Broxbourne Station, Broxbourne, EN10 7AW

Land: 1.54 Acres (0.62 Ha.)



Promap
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License number: 10011200. Floor level: 1.120

Description:

Secure storage yards with palisade fencing and concrete surfaces.

Externally the property benefits from yard areas to totalling 0.62 hectares (1.5 acres).

Location:

The land lies adjacent and to the north of Broxbourne Rail Station. The site is bounded to the east by the mainline rail tracks and by the New River and tributaries to the north and west. The site is accessed by an extension of the commuter car park to the north of the station building.



James Saxby

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Mark Tillson

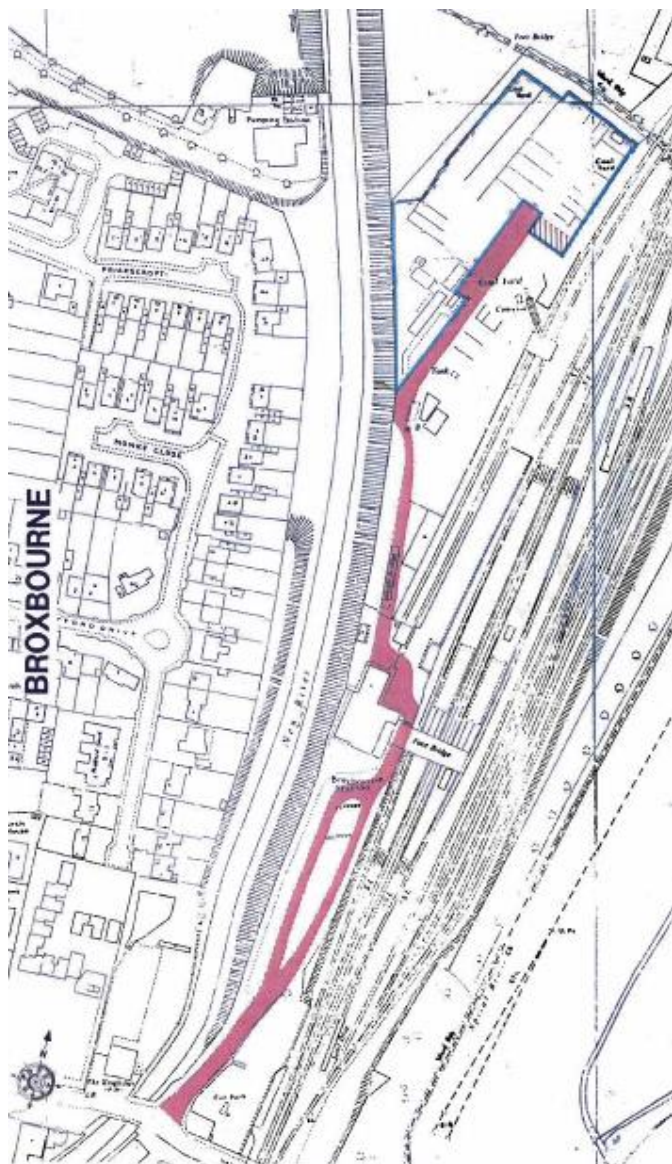
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e: mtillson@matthews-goodman.co.uk

For Lease

Secure Storage Yards at Broxbourne Station, Broxbourne, EN10 7AW

Land: 1.54 Acres (0.62 Ha.)



Lease Details:

Leasehold available for a term likely to be 10 years subject to agreement with the landlord. Further details are available from the agent.

Floor and Site Areas:

Description	Sq M/Ha.	Sq Ft/acres
Site	0.62	1.54

Rent:

£100,000 per annum

VAT:

The VAT position is currently being explored.

Viewing:

Only by prior arrangement through the sole agent.

DISCLAIMER

Matthews & Goodman as agent for the Vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property, prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Matthews & Goodman, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) All floor areas have been measured and calculated in accordance with the RICS property measurement (incorporating IPMS) 1st Edition, May 2015, Office space has been measured to IPMS 3 - Office, unless otherwise stated. 7) Date of Publication: February 2018.