



## Birchwood Industrial Estate

Waltham Abbey, EN9 2RJ

**3 open storage compounds  
in Waltham Abbey available  
to let on flexible terms.**

**4,390 to 42,601 sq ft**

(407.84 to 3,957.76 sq m)

- Compacted crushed type 1 surface, ideal for vehicle or materials storage
- Suitable for HGVs or commercial vehicle storage
- Surrounded by agricultural/industrial occupiers — suited for a range of commercial tenants
- 24/7 access
- low £/sqft rent
- Water and Electrical Facilities



# Birchwood Industrial Estate, Waltham Abbey, EN9 2RJ

## Summary

Available Size	4,390 to 42,601 sq ft
Rent	£6 per sq ft
Business Rates	Upon Enquiry
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

Situated in the thriving Birchwood Industrial Estate, this secure open storage yard presents an exceptional opportunity for a variety of commercial users. Spanning approximately 3,321 sq ft, the yard benefits from a crushed hardstanding surface ideal for vehicle parking, equipment storage or material laydown.

Enclosed by palisade & chain link fencing along the majority of the perimeter, the yard provides a space suitable for a range of requirements. A small on-site portable cabin offers flexibility for office or security use. The site is well-connected to major road links, making it a practical option for logistics firms, contractors, or storage operators.

## Location

Situated within the established Birchwood Industrial Estate in Nazeing, this site enjoys an accessible position just off Hoe Lane, with strong transport links to the A10 (3.2 miles), M25 (Junction 26) (3.5 miles), and Waltham Abbey town centre. The estate is home to a variety of commercial and light industrial occupiers, making it a prominent location for businesses seeking secure open storage within easy reach of London, Hertfordshire, and Essex borders.

The surrounding area benefits from a mix of industrial infrastructure and open landscape, providing a practical yet flexible environment for logistics operators, contractors, or fleet-based businesses. Frequent road access and spacious approach routes make it particularly well-suited for HGVs and commercial traffic.

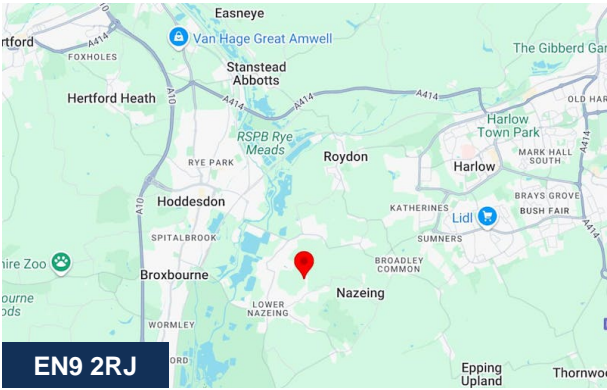
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - North	10,941	1,016.45	Available
Unit - South	27,210	2,527.89	Available
Unit - West	4,390	407.84	Available
Total	42,541	3,952.18	

## Terms

The premises are available by way of a 28-day rolling licence or a longer-term lease, subject to negotiation. Immediate occupation is available.



## Viewing & Further Information



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