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TO LET



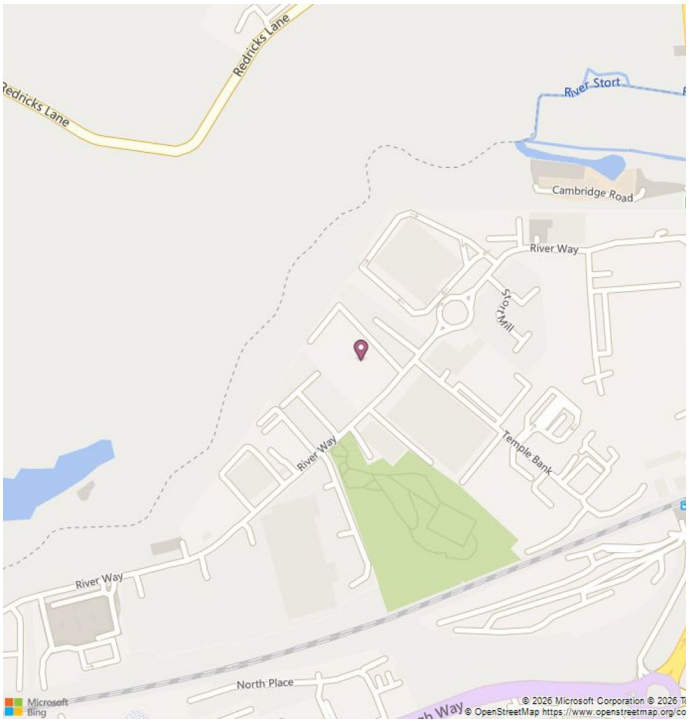
UNIT TOTALLING APPROX. 2,896 SQ FT TO LET

Rent: £42,000 Per Annum

Unit 7/8
Ozdil House
River Way
Harlow
Essex
CM20 2DR

- Electric loading door
- Three phase power
- LED lighting
- Fenced & gated car park/loading

UNIT 7/8, OZDIL HOUSE, RIVER WAY, HARLOW, ESSEX, CM20 2DR



Location
Forming part of the established and popular Riverway situated close to junction 7 of the M11 approx 8 miles North of the M25. This location bene??ts from ease of access to the A414, M11 and A10. Harlow has a Mainline Train Station providing a regular service to London (Liverpool Street) in approx. 39 mins.

The Property
Forming part of a larger building, the premises have been subdivided to form smaller units each with office and welfare facilities. There are individual loading doors and separate services.
Externally, on-site parking is allocated.

Accommodation
The approximate floor areas are:

	Sq Ft	Sq M
Ground floor	2,711	251.85
First floor	185	17.19
TOTAL	**2,896**	**269.04**

Terms
To be let on a new full repairing and insuring lease for a term to be agreed incorporating periodic upward only rent reviews. Our client uses an in-house agreement.

Figures
£42,000 per annum exclusive + VAT.

All other outgoings payable in addition.

Costs
All other outgoings payable in addition such as utilities, building insurance, business rates, service charge (if applicable).
Tenants are responsible for sourcing and payment of their own contents insurance.

VAT
VAT is payable in addition.

Legal Costs
Each party is responsible for the payment of its own costs.

Energy Performance Certificate (EPC)
In the process of being prepared.

References/Accounts
A rent deposit is payable, subject to accounts/references.

Business Rates
On application.

Agents Note
All figures quoted are exclusive of VAT (if applicable)
No warranty is given is respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.

Enquiries/Viewing
Please contact us on 01708 860696 or email:
office@branchassociates.co.uk

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