

Industrial

UNIT A | INDURENT PARK HARLOW

Edinburgh Way, Harlow, CM20 2TT



UNIT A | 62,817 SQ FT

The building provides predominantly open plan accommodation throughout with good natural light.

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Lease Type	New
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Unit Summary

- Office Accommodation
- Secure Estate
- WC facilities
- Close to Transport
- Dedicated Car Parking
- Premier Industrial Location

Occupational Costs

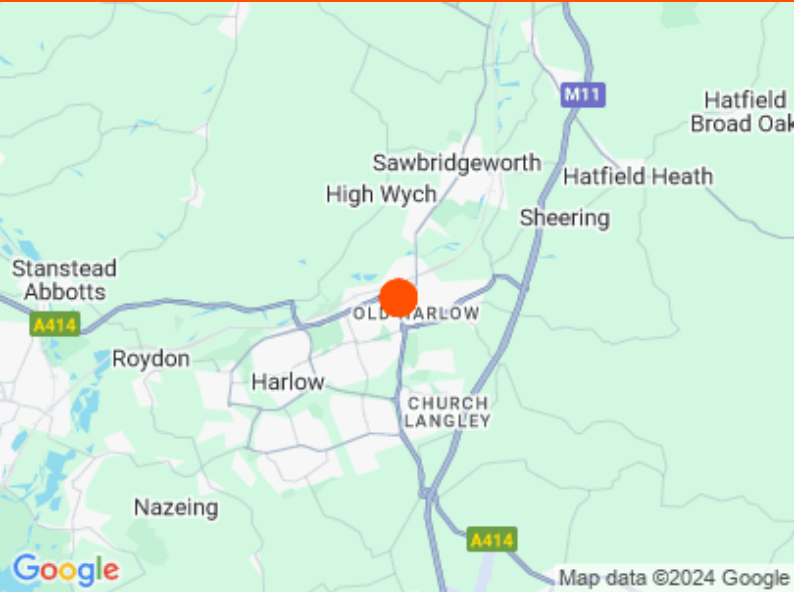
	Per Annum	Per Sq Ft
Rent	£942,300.00	£15.00
Rates	Not specified	Not specified
Maintenance Charge	£78,521.25	£1.25
Insurance	£12,563.40	£0.20
Total Cost	£1,033,384.65	£16.45

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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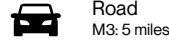
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Location

Situated on the A414, Indurent Park Harlow provides occupiers quick access to the national motorway network, with junction 7a of the M11 just an 8 minute drive away, leading to junction 27 of the M25.



Road
M3: 5 miles



Airport
Heathrow: 33 miles



Rail
M3: 5 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (65)



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Key Contact



Alex Crowther

Customer Engagement Manager

"Alex joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com."



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For more info please visit: unit.info/U1P0100011

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