paulwallace commercial
01992 440744
enquiries@pwco.biz

QUALITY HOUSE, ELIZABETH WAY, HARLOW, ESSEX, CM19 5FE







A TRADITIONAL B1, B2 & B8 INDUSTRIAL WAREHOUSING BUILDING

FULLY DETACHED

CIRCA 47,258 SQ FT ON 1.62 ACRES

TO LET - NEW LEASE

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LOCATION:

Quality House stands on the western side of Elizabeth Way immediately at its junction with Harolds Road and immediately opposite the former Public Health England complex.

Other occupiers within close proximity include Poundland, Brakes, Amazon, Wincanton, SOP International, GSK, Baker Ross, GXO Logistics and Bidfood.

Via Fourth Avenue Harlow town centre is almost exactly 1 miles distance past Princess Alexandra Hospital.

The town centre offers a full range of retail, service and hospitality industries.

Via Elizabeth Way to the north east Harlow main line rail station into London Liverpool Street via Tottenham Hale with its Victoria Line underground connections is within 1.6 miles.

The M11 is within approximately 5 miles distance and thereafter connecting with junction 27 of the M25 to the south and with access to London Stansted International Airport northwards at Bishops Stortford.

Town centre	-	1 mile
Princess Alexandra Hospital	-	1 mile
Main line rail network	-	1.6 miles
Retail warehouse park	-	2.3 miles
Tesco	-	3 miles
M11 junction 27	-	4.8 miles
London Stansted International Airport	-	15 miles

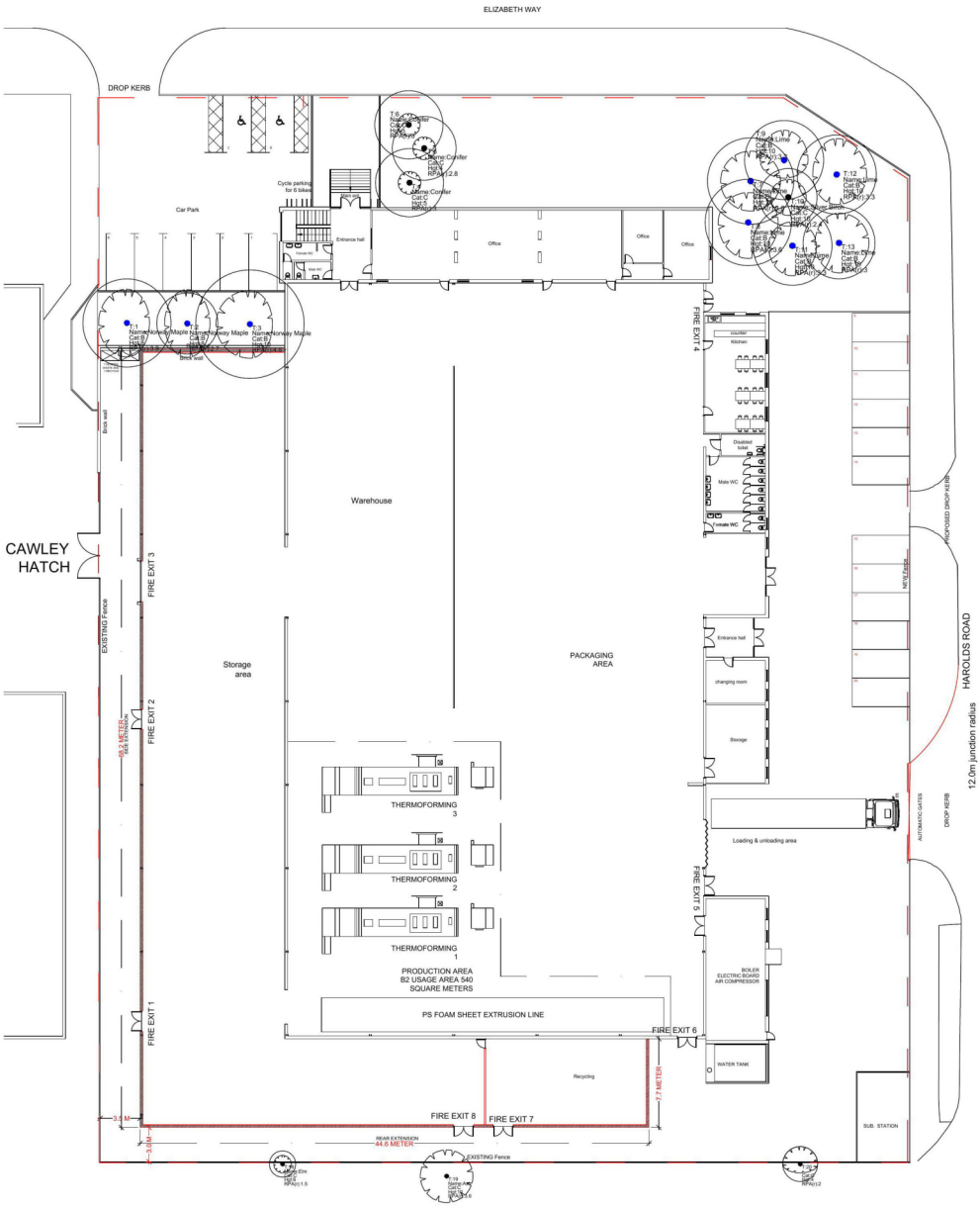




AT A GLANCE:

* **A traditional B1, B2, B8 industrial warehouse building**
* **Fully detached**
* **Prominent corner roadside position**
* **47,258 sq ft on 1.62 acres or thereabouts**
* **Part 2020 new build**
* **To let**
* **New lease**

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PROPOSED GROUND FLOOR PLAN
SCALE 1:200

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SCALE 1: 200
0 5m 10 m 15 m 20 m 25 m 30 m 35 m 40 m

ABACUS ARCHITECTURE & DEVELOPMENTS
ADDRESS: DEAN HOUSE
FIRST FLOOR
193 HIGH STREET
PONDERS END, EN3 4EA
[redacted]

SITE ADDRESS
HERBERT HOUSE
ELIZABETH WAY
HARLOW
ESSEX, CM19 5FE

PROJECT DESCRIPTION
SINGLE STOREY NORTH SIDE AND REAR EXTENSION, ADDING B2 USE CLASS TO EXISTING USE CLASS B1 AND B8.

DRAWING NAME
PROPOSED GROUND FLOOR PLAN

DRAWING NUMBER
2018.19.02.REV.6

DATE:
16/07/2018

DRAWING SCALE
1:200 @ A1

DESIGNER
GOKAY TOZ

PARTY WALL NOTICES:
PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS

Notes
1. Permission granted to reproduce for Non-Commercial Use only.
2. Building work must comply with all applicable requirements of the Building Regulations and Party Wall act.
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6. contractors to verify all boundary positions and dimensions on site prior to commencing any works making workshop drawings or obtaining any materials.
7. The drawings does not indicate or imply the structural condition of he existing property. the drains are prepared for assistance in the preparation for planning and building regulations purpose only.

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DESCRIPTION:

A detached industrial building with two storey offices to the front elevation overlooking Elizabeth Way.

The original built industrial floor areas were added to in 2020 with a brand new steel frame extension.

The offices are along the eastern elevation with further staff changing, canteen, welfare and WC's significantly along the southern elevation overlooking the fenced yard and primary delivery areas.

Maximum original part warehouse depth	-	216'
Maximum original part warehouse width	-	120'
Industrial warehouse areas	-	39,194 sq ft
Ground and first floor offices	-	4,872 sq ft
Staff/welfare/WC's	-	3,192 sq ft
Total	**-**	**47,258 sq ft**
Modern mezzanine	-	659 sq ft

All floor areas and dimensions are approximate.

* Internal height 16'6" rising to 18' and 22' at apex
* Fully fenced and securable flank yard
* Car parking to Edinburgh Way elevation
* Three phase power
* Upgraded ground floor office parts
* Staff, welfare, WC and changing areas





PLANNING: By a consent dated 17 August 2018 the original building was granted permission to add new build B2 industrial space to the existing B1 and B8 industrial warehousing areas.

TERMS: To let on a new lease.

RENT: A competitive budget rental is quoted at £395,000 per annum exclusive, i.e. just shy of £8.36 per sq ft equivalent.

RATEABLE VALUE: We are advised upon a rateable value of £220,000 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk.

LEGAL COSTS: Each party are to be responsible for their own legal costs.

VAT: TBA.

EPC: To follow.

SERVICE CHARGES: Zero service charges to apply.

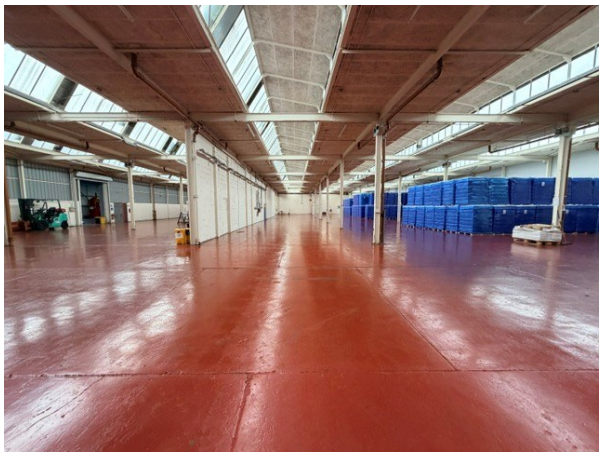
VIEWING: Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

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