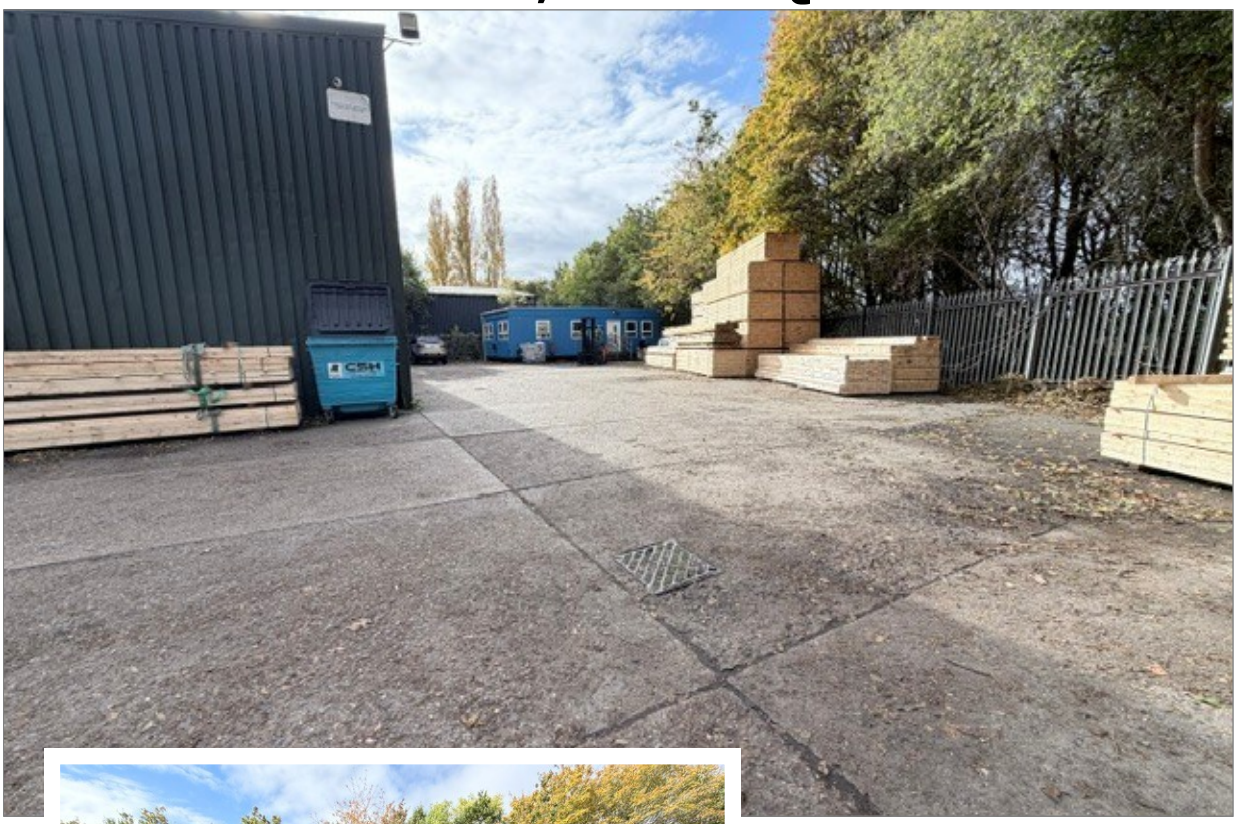
paulwallace commercial
01992 440744
enquiries@pwco.biz

R/O PLOT 8, GREENWAY, HARLOW, ESSEX, CM19 5QJ









A SECURE CONCRETE SURFACE YARD WITH OPEN SIDED STORE & OFFICE

TOTAL CIRCA
0.2 ACRES/8,767 SQ FT

TO LET

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LOCATION:

Situated to the rear of Plot 8 (Air Industrial) on the Harlow Business Park and easily accessible off Greenway via Parkway and the Roydon Road which in total is circa 900 yards from the A1169 Elizabeth Way junction opposite the Poundland RDC.

Significant occupiers and developments within the area include Bidfood (immediately opposite), the Marshgate Centre, Park End, Molecular Products, Velocity and Blakeley Electrics.

There are various routeways through to the Harlow south M11 junction via the A414 and Harlow north via Southern Way.

The town centre is within approximately 1.5 miles and provides a full range of retail, service and restaurant facilities.

Harlow town main line railway station is approximately 1.5 miles distance along Elizabeth Way.

London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.



DESCRIPTION:

A broadly level and regular shaped palisade fenced and concreted yard area in a clean and well maintained modern environment.

There is a 78' open sided timber store to the eastern elevation and a small detached office, welfare and toilet block.

Open sided store	-	**1,522 sq ft**
Office, staff & WC	-	**587 sq ft**
Total yard area	-	**0.2 acres**

All floor areas and dimensions are approximate.

* Fully concrete level surface
* Secure palisade fencing to the boundaries
* External lighting
* 78' open sided storage building (17' 6" minimum internal height)
* CCTV
* Plug in charging point
* Properly metered power supply
* WC & shower facilities

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TERMS:	To let on a new lease.
RENTAL:	£30,000 per annum exclusive.
VAT:	Not applicable.
RATEABLE VALUE:	TBA.
EPC:	To follow.
SERVICE CHARGE:	Not applicable.
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
VIEWING:	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

C4976





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