



## Smiths (Harlow) Ltd Premises

Barrows Road, Harlow, CM19 5FD

### **GENEROUS PRICE REDUCTION Detached Industrial Warehouse Unit**

**45,085 sq ft**  
(4,188.53 sq m)

- Self contained, broadly rectangular site
- Two roller shutter loading doors
- Well presented, recently decorated offices
- 3 phase electricity supply
- Newly painted warehouse floor
- LED strip lighting to warehouse/and offices
- 2 overhead cranes

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# Smiths (Harlow) Ltd Premises, Barrows Road, Harlow, CM19 5FD

## Summary

Available Size	45,085 sq ft
Rent	£250,000 per annum plus VAT
Price	Offers in excess of £4,000,000 plus VAT
Business Rates	On request
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The Property originally comprised a single-storey factory of steel-framed construction under a Northlit roof together with a two-storey office component to the front elevation, all on a self-contained site. The property has subsequently been extended twice to the rear, each extension being of steel portal frame construction and primarily single storey, save a further first floor element. There is forecourt parking and loading is via Horsecroft Road. Business rates on application. Service charge not applicable.

## Location

The premises are situated on the corner of Barrows Road and Horsecroft Road within the heart of The Pinnacles industrial area where occupiers include Truck-lite, Poundland, and Luminescence. Public Health England's future campus is also close by. Harlow is a significant commercial centre in West Essex, enjoying good road links via J7 of the M11 to J27 of the M25 London orbital motorway some 15 miles South and to Stansted approximately 15 miles to the North. The town also benefits from two railway stations, each serving London's Liverpool Street via Tottenham Hale (Victoria Line)

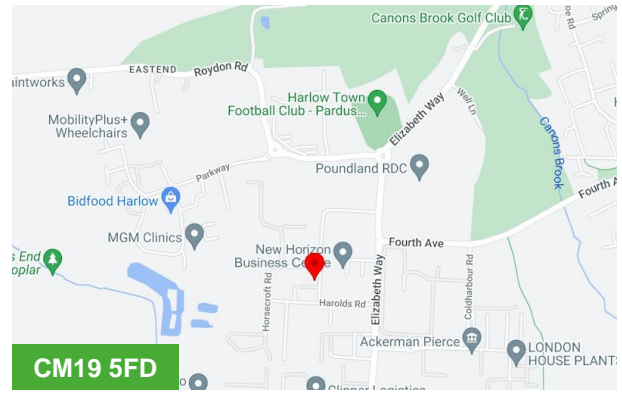
## Accommodation

In addition there is a significant mezzanine floor within extension 2 within an approximate floor area of 4,779 sq ft (444 sq m) NB. The floor areas have been provided by a third party and are subject to verification.

Name	sq ft	sq m
Ground - floor/factory (original)	19,666	1,827.03
Ground - floor/factory (extension 1)	3,681	341.98
Ground - floor/factory (extension 2)	18,753	1,742.21
Ground - floor offices/staff facilities	1,614	149.95
1st - floor offices/staff facilities	1,371	127.37
<b>Total</b>	<b>45,085</b>	<b>4,188.54</b>

## Terms

The property is available to let on a new fully repairing insuring lease for a term of years to be agreed. A sale may be considered.



## Viewing & Further Information



**James Issako**

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### IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

### MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:  
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;  
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;  
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;  
(iv) All prices quoted in these particulars may be subject to VAT in addition; and  
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;  
(vi) All quoting rents, prices and terms are expressed subject to contract;  
(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 08/11/2024