



14 Harlow Mill

Riverway, Harlow, CM20 2FD

Industrial /Warehouse unit

5,185 sq ft
(481.70 sq m)

- High security modern gated development
- Electrical sectional up-and-over loading door (c.3.5m width by 4.m high)
- 8.1 metres minimum headroom rising to 10 metres at apex
- Open plan office to the first floor

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Summary

Available Size	5,185 sq ft
Rent	£14.50 per sq ft.
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value will be £45,500 from April 1st 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available.
Service Charge	Service charge £0.82 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - floor	4,269	396.60
1st - floor	916	85.10
Total	5,185	481.70

Description

The Estate comprises 16 modern steel-framed industrial units formed in three terraces, with profile metal cladding to the external elevations under a steel-clad roof with translucent roof lights. The unit benefits from excellent eaves height with a spacious open plan office to the first floor.

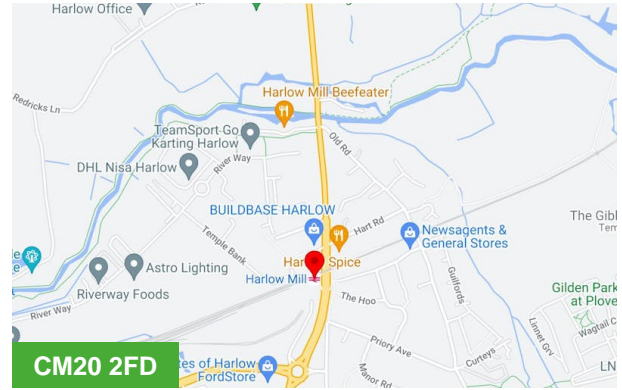
The development is fenced and gated.

Location

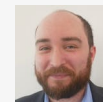
The property is situated on River Way within the Templefields Industrial area at the eastern end of Edinburgh Way (A414), 4.5 miles north of the M11 motorway at junction 7 and 7A which connects with the M25 motorway at interchange junctions 6 / 27. Stansted International Airport is 8 miles to the north east, with Harlow Town and Harlow Mill railway stations 1 mile and 0.3 miles respectively.

Terms

The unit is available to let on a new full repairing and insuring lease, for a term of years to be agreed.



Viewing & Further Information



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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 24/06/2024