Derrick Wade Waters

To Let



Ground Floor

Langlands House, 130 Sandringham Avenue, Harlow, CM19 5QA

Quality Office Suite

3,185 sq ft
(295.90 sq m)

- Open plan layout
- Raised floors and suspended ceiling
- Air conditioning
- 16 car parking spaces

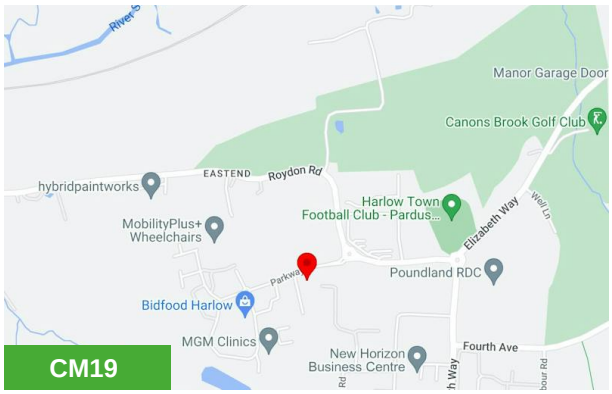
London Office
020 8808 2277
london@dww.co.uk

Head Office
01279 620 200
harlow@dww.co.uk

Ground Floor, Langlands House, 130 Sandringham Avenue, Harlow, CM19 5QA

Summary

Available Size	3,185 sq ft
Rent	Rent on application
Rateable Value	£37,000
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 - office	3,185	295.90
Total	**3,185**	**295.90**

Description

Langlands House is a modern, detached three-storey brick built office building with a large adjacent car park and landscaped areas. The office suite offers an open plan space. There are 17 car parking spaces allocated.

Location

Langlands House is situated close to the entrance of Harlow Business Park. Harlow Town Centre is c2.5 miles away and Harlow train station is approximately 4 miles away with services to London Liverpool Street via Tottenham Hale (Victoria Line). Harlow is served by Junction 7 of the M11 motorway which in turn links with the M25. There is a cafe within the Greenway Business Centre close by.

Terms

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

Viewing & Further Information



Simon Beeton MRICS
01279 620225 | 07976 523 373
scb@dww.co.uk

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' 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 21/09/2026