



2 Harlow Mill Business Centre

Riverway, Harlow, CM20 2FD

Industrial /Warehouse unit

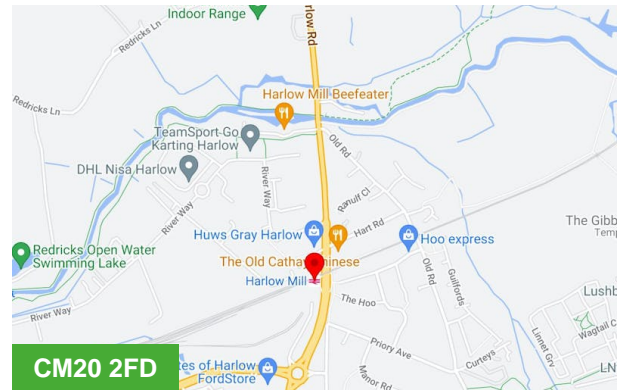
4,687 sq ft
(435.44 sq m)

- Modern gated development
- Electrical sectional up-and-over loading door (c.4.2m width by 4.5m high)
- Eaves height of c.6.86m rising to 8.27m at the ridge
- Two open plan offices at the first floor level with LED lighting

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Summary

Available Size	4,687 sq ft
Rent	£67,000 per annum
Business Rates	The Rateable Value is currently part of a large assessment. Estimate on request. 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.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Description

The Centre comprises 16 modern steel-framed warehouse/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 a ground floor W.C and shower with excellent eaves height and spacious open plan offices 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - floor	3,664	340.40
1st - floor offices	1,023	95.04
Total	4,687	435.44



Terms

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

Service charge

The service charge due for maintenance of the common areas is currently £0.91 per sq ft.

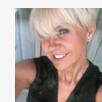
Viewing & Further Information



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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

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