



## Elysian House

Lovet Road, Harlow, CM19 5TB

### Industrial/Warehouse unit on self fenced and gated site

**15,722 sq ft**  
(1,460.62 sq m)

- Fenced and gated site
- Modern high specification office space with LED lighting and air conditioning
- Security systems including cameras, lighting, shutters and alarm
- Gas space heater to warehouse
- Varying eaves height from 5.5m to c.8.5m

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# Elysian House, Lovet Road, Harlow, CM19 5TB

## Summary

<b>Available Size</b>	15,722 sq ft
<b>Rent</b>	£200,000 per annum
<b>Business Rates</b>	According to The Valuation Office Agency website <a href="http://www.voa.gov.uk">www.voa.gov.uk</a> website, the Rateable Value is £102,000 from the 1st of April 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.
<b>Service Charge</b>	Nil
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a fully detached modern single-storey industrial/warehouse building with two-storey offices to the front elevation. The building has been extended twice to extend the warehouse space. The offices on both ground and first floor are finished to a high standard. Additionally, there is a mezzanine floor which provides further storage space (Storage mezzanine 1,646 sq ft).

The building is situated on a self-contained corner plot offering its own fenced and gated yard. The Unit benefits from an electric roller shutter serves from a concreted yard/parking area.

## Location

The unit is located in the Pinnacles Industrial are close to other major occupiers such as Poundland, GlazoSmithKline and Brake Bros. J7 of the M11 is approximately 4 miles away. Cambridge is approximately 40 miles to the north. Stansted International airport is located just off J8 of the M11, which is approximately 10 miles north of J7.

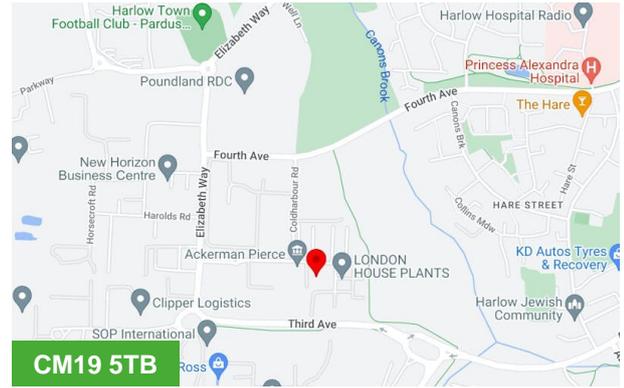
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - floor	12,576	1,168.35
1st - office	3,146	292.27
<b>Total</b>	<b>15,722</b>	<b>1,460.62</b>

## Terms

The property is available by way of 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

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