



## 1-4 New Court Business Park

Perry Road, Harlow, CM18 7NS

**Industrial unit plus  
mezzanine floor totalling  
(5,236 sq ft)**

**5,236 sq ft**  
(486.44 sq m)

- Fenced and Gated site
- 2 active roller shutter doors
- Fully alarmed with CCTV
- Multiple mezzanine floors providing storage and office space if required

# 1-4 New Court Business Park, Perry Road, Harlow, CM18 7NS

## Summary

Available Size	5,236 sq ft
Rent	£60,000 per annum
Price	£800,000 (Guide price)
Business Rates	According to The Valuation Office Agency website <a href="http://www.voa.gov.uk">www.voa.gov.uk</a> website, the Rateable Value is £49,250 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.
Service Charge	None
VAT	To be confirmed
EPC Rating	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - floor	5,448	506.14
Mezzanine	5,236	486.44
Total	10,684	992.58

## Description

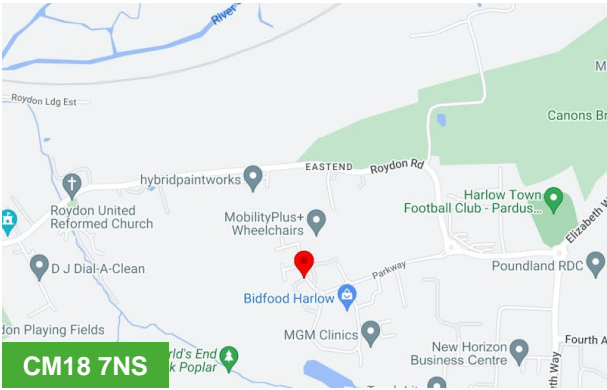
The property comprises what was once 4 individual self-contained units which via the addition of link building now function as a single unit. The units are of steel frame construction with a steel clad roof with brick and block fenestration. The link building has steel clad elevations. Mezzanine floors span over the majority of the ground floor providing mainly storage space, but with some first floor office space. There are multiple W.C's and tea points. There are two loading doors in use which lead on to a central yard. The yard is fenced and gated.

## Location

The Property is located on the corner of Perry Road in Harlow, which is an established industrial area in South-East Harlow. It is well placed for access to Junction 7 of the M11. Junction 27 of the M25 is c.5 miles to the south. Harlow Town and Harlow Mill train stations are approximately 4 miles and 6 miles from the property respectively, providing regular services into London Liverpool Street (approximately 40 minutes) and Cambridge/Bishop's Stortford. Stansted International Airport is approximately 15 miles to the North.

## Terms

The property is available to let on a new fully repairing and insuring lease. Alternatively, a sale of the freehold interest may be considered.



## 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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(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 17/07/2024