Derrick Wade Waters



Unit 2 Dukes Park, Harlow, CM20 2GF

Industrial/Logistics To Let | Rent on application | 3,850 to 7,707 sq ft

Trade counter unit on a prime trade park. The landlord can split the units to create 2 units of circa 3,850 sq ft.

www.dww.co.uk

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Summary

- Rent: Rent on application
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £80,500 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: Details on request
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

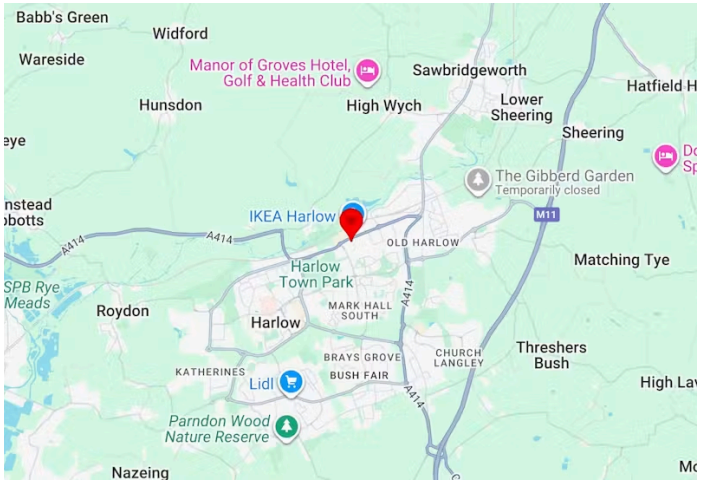
Further information

- View details on our website

Contact & Viewings

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Key Points

- Eaves height of 8.11m rising to 8.2 at the ridge
- Staff welfare facilities including kitchen
- Mezzanine floor providing further storage space
- Signage opportunities visible from Edinburgh Way
- 15 car parking spaces

Description

The property comprises a single storey mid-terraced trade counter unit located on a prime trade estate, formerly occupied by Benchmarx. The Unit provides clear span storage space served by a sectional loading door. There is a personnel entrance which leads into an office area previously fitted as a trade/display area. There are also two toilets and a small kitchen. A mezzanine floor oversails the entire office/trade counter area. Externally there is a staff and customer parking consisting of 15 dedicated spaces and a generous forecourt for loading/unloading.

Location

The Property is situated on a prime trade park with direct access from Edinburgh Way. Occupiers on the Estate include City Plumbing Supplies, Brewers, Tile Giant, and Toolstation and Halford Autocentre.

Adjacent occupiers include Lok'n Store and B&Q, and the Scheme lies within the main bulky good retailing area of Harlow where complementary occupiers also include Homebase, Screwfix, Travis Perkins, Plumbcity, Dulux and other national occupiers.

Accommodation

Name	sq ft	sq m
Ground - floor	7,707	716
Mezzanine - floor	1,701	158.03
Total	**9,408**	**874.03**

Terms

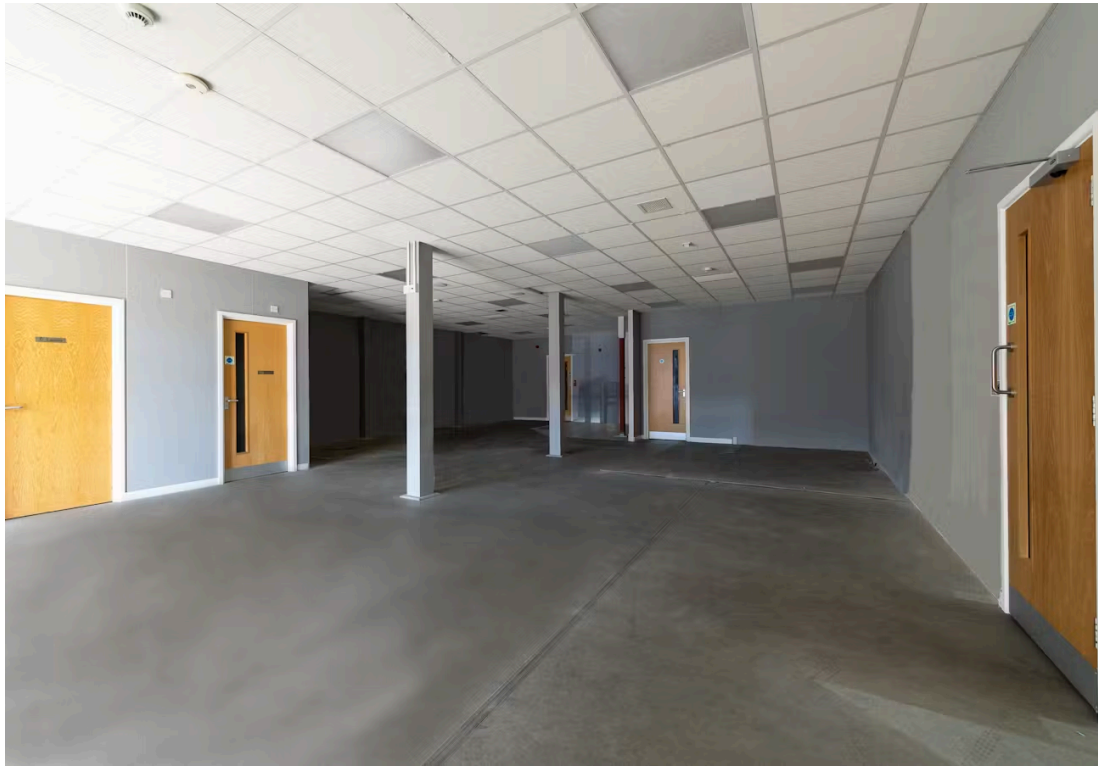
The property is available to let on a new fully repairing and insuring lease for a term of years to be agreed.

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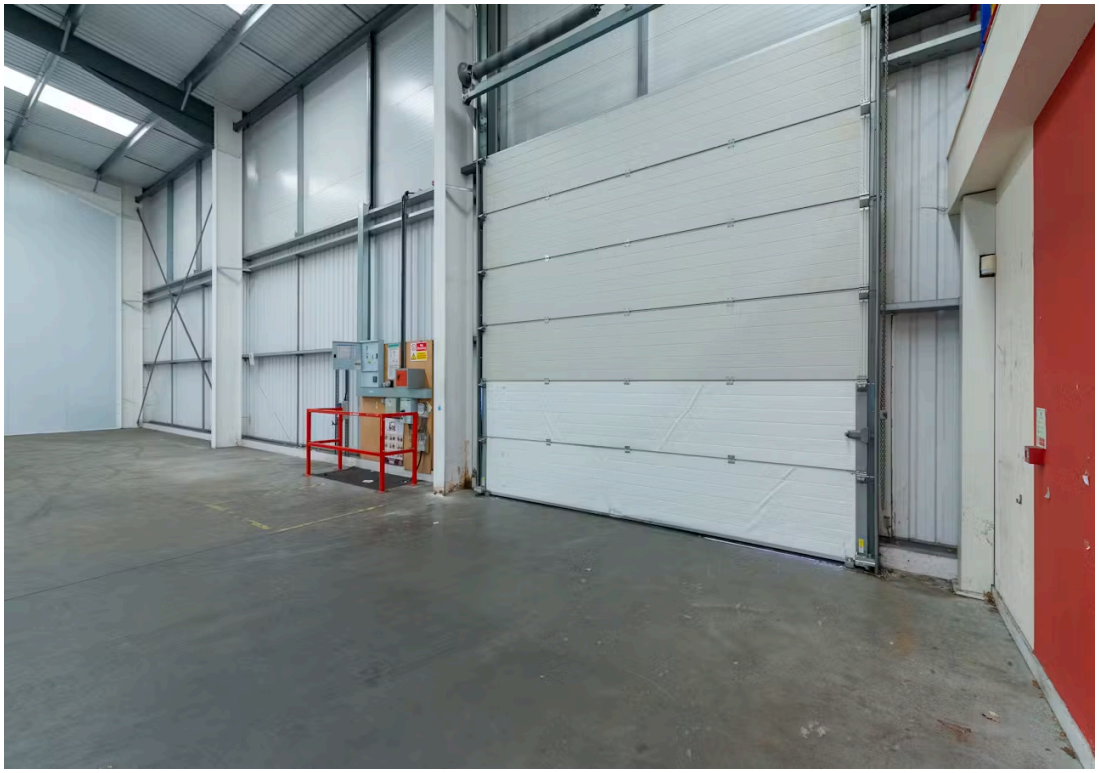







Fire exit


Fire exit






LOK'n STORE
Harlow
retail park
HOMEBASE
Dunelm
Argos

