



## Bradbury House

10-11 Marshgate Business Centre, Parkway, Harlow, CM19 5AS

### Industrial/warehouse unit

**5,119 sq ft**  
(475.57 sq m)

- Clear height of c6.5m to the underside of the haunch
- 2 x manual sectional up-and-over loading doors (4m width by 4m high)
- Potential to install first floor offices
- Up to 15 car parking spaces

# Bradbury House, 10-11 Marshgate Business Centre, Parkway, Harlow, CM19 5AS

## Summary

<b>Available Size</b>	5,119 sq ft
<b>Price</b>	£1,230,000 Guide Price
<b>Business Rates</b>	According to The Valuation Office Agency website, the Rateable Value is £41,750
<b>Service Charge</b>	TBC
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The Property comprises two interconnecting terrace industrial/warehouse building constructed as part of a 13 unit scheme in approximately 2006.

Externally the forecourt provides access to two loading doors and space for up to 12 parking spaces. There are 3 further spaces very close by.

Internally there are 2 w/c's and an office to Unit 11.

The Property offers the potential to install further offices at first floor level with windows already being in situ.

## Location

The Property is situated on Harlow Business Park, which was developed in phases from approximately 1990. The Park comprises a mixture of high-quality offices, industrial and warehousing space. Occupiers include Bidfood and Molecular.

Harlow Business Park is situated to the South-West of the town centre. Harlow offers excellent roadlinks via the M11 to Junction 27 of the M25 or via the A414 to the A1 to the West and Chelmsford to the East. The Property is situated approximately equidistant between Harlow Town and Roydon railway stations, each serving London Liverpool Street.

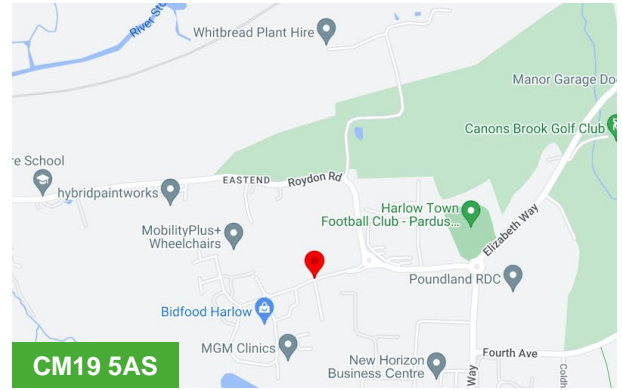
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Floor	5,119	475.57
<b>Total</b>	<b>5,119</b>	<b>475.57</b>

## Terms

The property is available freehold with vacant possession.



## 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

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