



4 & 5 Advance Mews

Central Road, Harlow, CM20 2ST

Industrial warehouse

7,267 sq ft
(675.13 sq m)

- 3-phase electricity
- Two electric roller shutter loading door (3.1m wide by 3.4m high)
- Average eaves height 4.83
- Staff welfare facilities including kitchen
- LED Lighting throughout
- Allocated parking in a fenced and gated site

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Summary

Available Size	7,267 sq ft
Rent	£72,760 per annum
Business Rates	Rateable Value Unit 4 is £20,500 and the Rateable Unit for Unit 5 is £27,500 from the 1st of April 2023.
Service Charge	£807 per month
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Advance House comprises 9 industrial/warehouse units on a self-contained site in an established business location. The property comprises a pair of terrace units of steel frame construction with part-brickwork and part-clad elevations. The roof is a monitor light design incorporating glass to provide natural light. The property comprises two inter-connecting units benefitting from two electric roller shutter loading doors. On the ground floor in addition to the clear span warehouse/production area there are staff welfare facilities including a kitchen/s. Additionally there is also an open plan first floor office. There is a shared service yard which is fenced and gated which provides parking and loading/unloading provisions

Location

The Property is located at the heart of the Templefields industrial area. It is conveniently located close to the retail parks on Edinburgh Way where occupiers include Tesco, Subway, and Costa Coffee. Harlow Mill station is within easy walking distance and offers a regular service to London Liverpool Street via Tottenham Hale (Victoria Line) to the South, and Stansted International Airport and Cambridge to the North. Numerous bus routes serving the outlying districts are available from Edinburgh Way. Junction 7A of the M11 is approximately 2.5 miles away and intersects with the M25 at Junction 27 to the South.

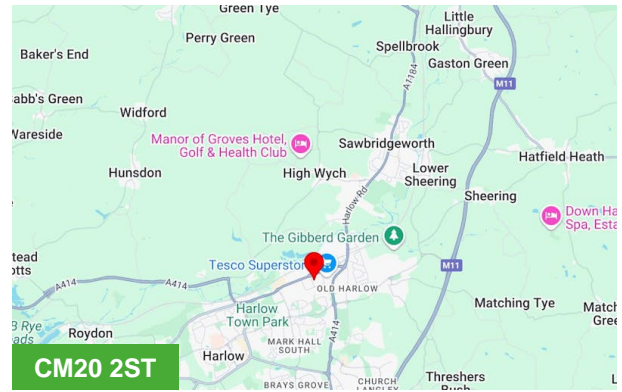
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - floor	6,823	633.88
1st - floor	453	42.09
Total	7,276	675.97

Terms

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



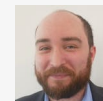
Viewing & Further Information



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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

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition; and
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(vi) All quoting rents, prices and terms are expressed subject to contract;
(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 10/09/2024