



## 8 Advance Mews

Central Road, Harlow, CM20 2ST

**Business unit suitable for a variety of uses STPP**

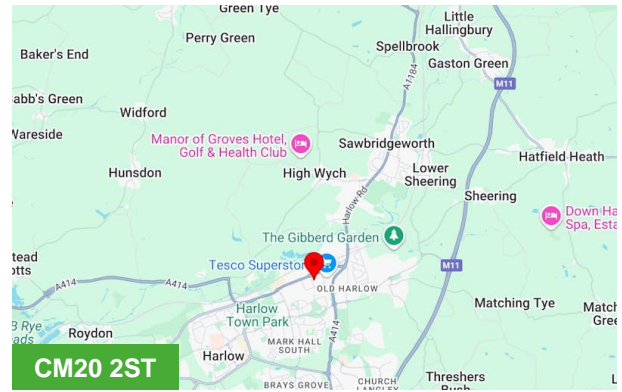
**1,151 sq ft**  
(106.93 sq m)

- Business Unit with both storage and office space
- Staff welfare facilities including Kitchen
- LED lighting and air conditioning throughout
- Two double doors
- Allocated parking in a fenced and gated site

# 8 Advance Mews, Central Road, Harlow, CM20 2ST

## Summary

<b>Available Size</b>	1,151 sq ft
<b>Rent</b>	£15,000 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 £12,500 from the 1st of April 2023.
<b>Service Charge</b>	£190 per month inclusive of insurance
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry



## Description

Advance House comprises 9 industrial/warehouse/business/office units on a self-contained site in an established business location. The property is of steel frame construction with steel-clad elevations with part glazed fenestrations allowing good levels of natural light. The unit benefits from two sets of double doors. One set leads in to the storage/production area and the other leads into the office space. The unit has recently been decorated and benefits from LED lighting and air conditioning throughout. Internally the unit comprises both office space which is currently configured as a single office with staff welfare facilities including a kitchen. There is also a storage area with a height of approximately 2.63 m. Externally, 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:

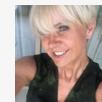
Name	sq ft	sq m
Ground - floor	1,151	106.93
<b>Total</b>	<b>1,151</b>	<b>106.93</b>

## Terms

The property is available to let on a new effectively fully repairing and insuring lease,



## 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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