



## Units A and B to the Rear of Vanwise Site

London Road, Harlow, CM17 9AN

**Industrial/warehouse units  
with substantial yard of  
approx. 22,369 sq ft (0.51  
acres)**

**6,412 sq ft**  
(595.69 sq m)

- Close proximity to Junction 7 of the M11
- Large secure fenced and gated yard
- Motor Trade uses to be considered
- 4 sectional up-and-over loading doors

# Units A and B to the Rear of Vanwise Site, London Road, Harlow, CM17 9AN

## Summary

Available Size	6,412 sq ft
Rent	£124,000 per annum
Business Rates	Estimate available on request
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The Property comprises a terraced industrial unit of steel frame construction with steel clad elevations under a pitched sheet roof incorporating translucent roof lights. The unit benefits from 3 sectional up-and-over loading doors which is adjoined to a further steel framed unit also with a loading door.

Externally the unit benefits from a large concreted, fenced and gated yard.

## Location

The Property is to the rear of 'Vanwise' on the London Road and is approximately a quarter of a mile north from Junction 7 of the M11. Cambridge is approximately 35 miles to the North, with Central London some 25 miles to the South. Harlow Town and Harlow Mill main line stations are within approximately 3 miles of the property providing a regular service into London Liverpool Street (in approximately 40 minutes) and also Cambridge. Stansted International Airport is located just off Junction 8 of the M11, which is approximately 10 miles north of Junction 7.

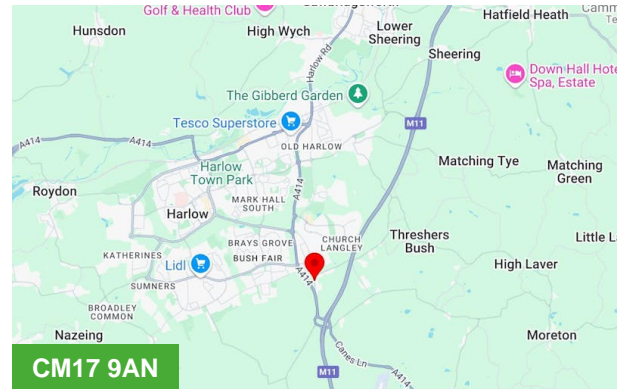
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	6,412	595.69
Outdoor - yard	22,369	2,078.15

## Terms

The property is available on a new full repairing and insuring sub-lease, for a term of years to be agreed.



## Viewing & Further Information



**James Issako**

01279 620 200 | 07817 269 490

[ji@dww.co.uk](mailto:ji@dww.co.uk)



**Simon Beeton**

01279 620225 | 07976 523 373

[scb@dww.co.uk](mailto:scb@dww.co.uk)

### 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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