



Units to the Rear of Vanwise Site

London Road, Harlow, CM17 9AN

**Industrial/warehouse units
with substantial yard of
approx. 34,413 sq ft (0.79
acres)**

20,280 sq ft
(1,884.07 sq m)

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

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Summary

Available Size	20,280 sq ft
Rent	£240,000 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 4 adjoining steel framed units to the rear of the Vanwise site with 5 operational loading doors. The units are of steel framed construction with steel clad elevations under a pitched sheet roof incorporating translucent roof lights. The partitions separating the units can be removed to improve useability. There are staff welfare facilities in the front unit. Additionally, there is a two storey office component which sits in front of the industrial units. The office space is split over two floors and provides both open plan and cellular space with staff welfare facilities.

Externally there is a large 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.

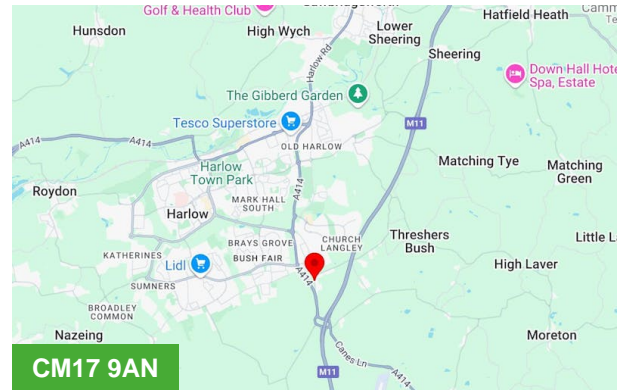
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	19,690	1,829.26
1st - office	590	54.81
Outdoor - Yard	34,413	3,197.07

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



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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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