



## 8 Harold Close

Harlow, CM19 5TH

### Industrial/Warehouse unit

**4,689 sq ft**  
(435.62 sq m)

- Gas-fired central heating to offices
- 2 Kitchenettes
- 2 WC's
- One roller shutter loading door (3.0m wide by 3.5m high)
- Eaves height of 4.63m rising to 6.35m at the ridge
- 9 car parking spaces

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## Summary

Available Size	4,689 sq ft
Rent	Rent on application
Business Rates	According to The Valuation Office Agency website <a href="http://www.vca.gov.uk">www.vca.gov.uk</a> the Rateable Value is £36,750. Applicants are encouraged to check wit the relevant local authority to confirm the rates payable for the current financial years.
Service Charge	Available on request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

## Description

The Property comprises a mid-terrace 1980s built industrial/warehouse unit with the benefit of a deep forecourt offering good loading/unloading facilities for articulated vehicles. The property also has 9 designated car parking spaces. Internally, the property principally comprises industrial/warehouse floor space, having an eaves height of approximately 4.63m, and two-storey offices/welfare facilities to the front.

## Location

The Property is located on a popular development of similar units erected in the mid-1980s by Dencora. Harold Close is situated in the Pinnacles industrial area of Harlow close to other major occupiers such as Poundland, Lloyds, B&Q and Clipper Logistics. Junction 7 of the M11 is approximately 4 miles away. Cambridge is approximately 35 miles to the North, with Central London c.25 miles to the South. Harlow Town main line station is c.2 miles of the property, providing a regular service into London Liverpool Street in c.40 minutes via Tottenham Hale (Victoria line) and also Cambridge. Stansted International Airport is located just off Junction 8 of the M11, which is c.10 miles north of Junction 7.

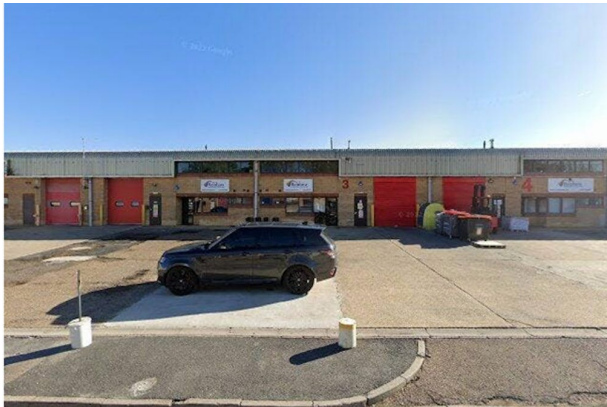
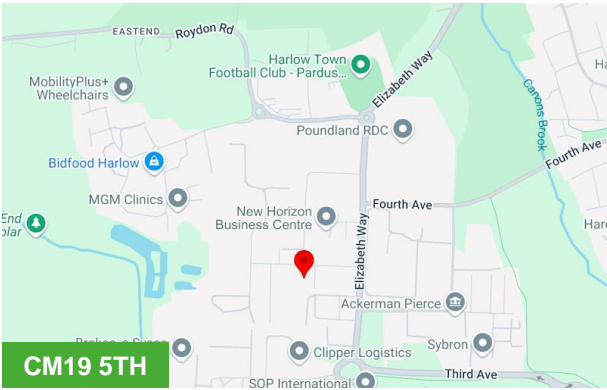
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - industrial/warehouse area	3,859	358.51
Ground - office accommodation/welfare facilities	435	40.41
1st - office accommodation/kitchenette	395	36.70
Total	4,689	435.62

## Terms

The property is available via a sublease or assignment of the current leasehold interest. Details on request.



## 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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