



Temple Bank

Riverway, Harlow, CM20 2DY

**Yard with offices/staff
welfare facilities on a site
area of 0.6 acres**

26,136 sq ft
(2,428.11 sq m)

- Concreted yard
- 2 storey modular office/staff welfare building totalling 3,818 sq ft
- Fenced and gated
- Mains electricity, water and drainage connected
- Convenient location within walking distance of Harlow Mill Station

Temple Bank, Riverway, Harlow, CM20 2DY

Summary

Available Size	26,136 sq ft
Business Rates	According to The Valuation Office Agency website, www.voa.gov.uk, the Rateable Value is £21,500 from 1st April 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available.
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a broadly rectangular and level concreted and drained yard which is fenced and gated to its perimeter.

Within the yard there is a two storey modular office/staff welfare building totalling 3,818 sq ft which provides a reception, offices, storage, locker room and staff welfare facilities at ground floor together with further offices and a further WC at first floor. The premises have for many years been used as a contractor's depot and are ideally suited to that continued use. Other uses will be considered on their merit.

Location

The property is located within the heart of the Templefields Industrial estate the main industrial area within Harlow.

Harlow Mill railway station serving London's Liverpool Street (via Tottenham Hale - Victoria line) to the south and Stansted Airport and Cambridge to the north is within easy walking distance.

The property is within 4.5 miles of Junction 7a of the M11. The property will also benefit from the soon to be opened Riverway road improvements.

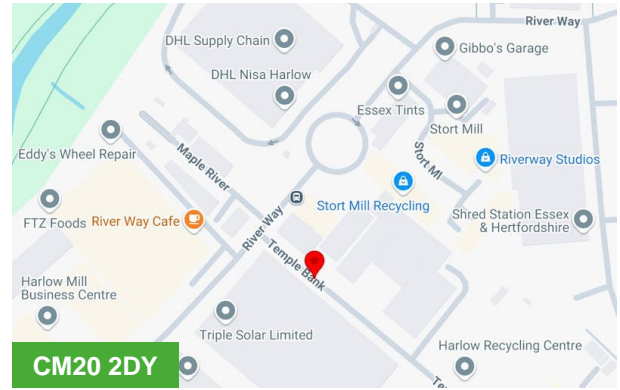
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - office	1,909	177.35
1st - office	1,909	177.35
Ground - Site area	26,136	2,428.11

Terms

The property is to let on a new 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

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(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;
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(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 19/11/2024