Derrick Wade Waters



Yard at 3 Windsor Place, Harlow, CM20 2GQ

Yard To Let | £100,000 per annum | 29,818 sq ft

Self contained fenced and gated yard on a site of 29,818 sq ft

www.dww.co.uk

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Summary

- Rent: £100,000 per annum
- Business rates: Estimate available on request
- Service charge: n/a
- VAT: Applicable
- Legal fees: Each party to bear their own costs

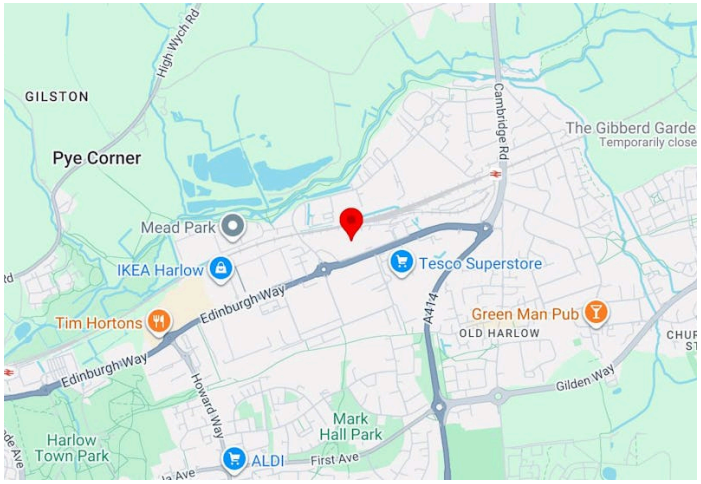
Further information

- View details on our website

Contact & Viewings

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Key Points

- Yard suitable for a variety of uses STPP
- Self contained yard with concrete surface
- Fenced and gated with flood lighting
- The yard benefits from services including 3-phase power, drainage and water connection

Description

The property comprises a level and surfaced yard with part frontage on to Riverway and just set back from Edinburgh Way, the main arterial route through Harlow.

The yard is enclosed by palisade fencing.

Services including 3 phase power, mains drainage and water connections are to be provided.

The yard will be suitable for a variety of open storage uses and car storage/sales subject to planning permission.

Location

The Property is located close to the junction of Edinburgh Way with Riverway. Its immediate neighbours include Screwfix, Nicholls & Clarke, Magnet Kitchens, Euro Car Parts, Bristol Street Motors Peugeot and Marshalls Volkswagen.

Most national trade counter operators are within close proximity to the Property, and the most out-of-town retailers are located on the various retail parks that front Edinburgh Way.

The Property is within easy walking distance of Harlow Mill station serving London Liverpool Street via Tottenham Hale (Victoria Line).

Harlow is situated to the East of the M11 and Junction 7 (c4 miles) and 7a is (c3 miles) from the Property.

Harlow is an expanding new town with a current population of c90,500. This is due to increase within major housing developments planned for the area.

Terms

The yard is available to let on new fully repairing and insuring lease for a term of years to be agreed.

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