Derrick Wade Waters



Second Floor, Langlands House, Sandringham Avenue, Harlow, CM19 5QA

Office To Let | £14 per sq ft | 3,363 to 7,396 sq ft

Second Floor Office Suites, open plan offices, good levels natural day light, excellent staff parking facilities available on site

www.dww.co.uk

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Summary

- Rent: £14 per sq ft
- Business rates: According to The Valuation Office Agency website www.vca.gov.uk the Rateable Value for Suite A is £44,250 and for Suite B is £38,750. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial years.
- Service charge: -
- VAT: Applicable
- Legal fees: Each party to bear their own costs

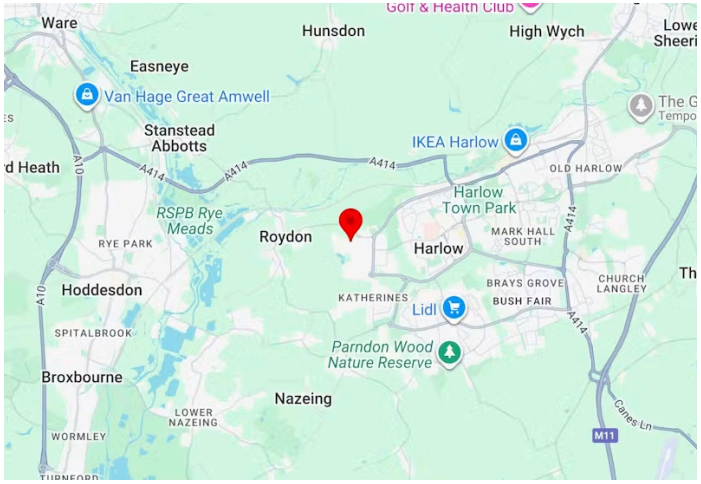
Further information

- View details on our website

Contact & Viewings

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Key Points

- Open plan layout
- Good levels of natural light throughout
- Raised floors and suspended ceiling
- Air conditioning, LED lighting
- Excellent levels of parking available

Description

Langlands House is a modern, detached three storey brick built office building with a large adjacent car park and landscaped areas.
The office suites offer an open plan space and can be combined, with good levels of natural light creating a bright working environment throughout. There is excellent level of of staff car parking available on site.

Location

Langlands House is situated close to the entrance of Harlow Business Park. Harlow Town Centre is c.2.5 miles away and Harlow train station is approximately 4 miles away, with services to London Liverpool Street via Tottenham Hale (Victoria Line). Harlow is served by Junction 7 of the M11 motorway which in turn links with the M25.

There is a cafe within the Greenway Business Centre close by.

Accommodation

Name	sq ft	sq m
2nd - Suite A	4,033	374.68
2nd - Suite B	3,363	312.43
Total	**7,396**	**687.11**

Terms

The property is available as individual suites or in combination to let on a new fully repairing and insuring lease(s), for a term of years to be agreed.

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