Derrick Wade Waters

Unit 1 Ascent Park, Edinburgh Way, Harlow, CM20 2HW

Industrial/Logistics To Let | £142,550 per annum | 9,197 sq ft

Trade counter unit with full class E use on a prominent trade/retail estate. Non-trade users will be considered.

www.dww.co.uk

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Summary

- Rent: £142,550 per annum
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £132,000. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Service charge: £8,284.09 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B

Further information

- View details on our website

Contact & Viewings

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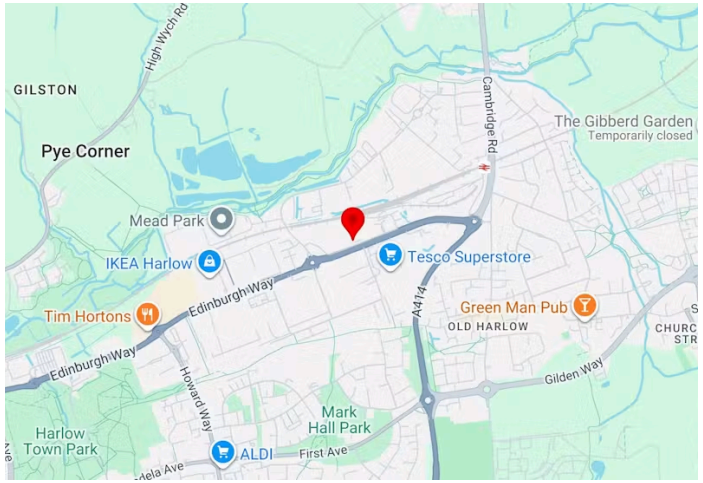

Key Points

- Adjacent occupiers include Screwfix, Carpets 4 Less and Magnet
- Prominent trade/retail park with frontage to Edinburgh Way
- In the heart of the out of town retail, motor trade and leisure area
- Class E Planning Use
- Excellent car parking

Description

The property comprises an end of terrace industrial/warehouse unit forming part of a 9 unit scheme exclusively let to national trade counter operators.
The property is of steel portal frame construction with profile metal clad elevations under a pitched metal clad roof incorporating roof lights. The unit has an eaves height of approximately 7.7m and incorporates office/staff welfare accommodation over the ground and first floors. There is a glazed entrance lobby providing pedestrian access and a sectional loading door.

Location

The property is situated on Ascent Park which is prominently located on Edinburgh Way. Edinburgh Way is the main out of town retail/trade counter/motor trade/leisure location within Harlow.

The building is within easy walking distance of 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.
Harlow has a current resident population of approximately 93,300 and is predicted to grow significantly over the coming years with a significant regeneration of Harlow Town Centre and the construction of Harlow North. The town's extensive out of town retail/trade counter/motor trade and leisure facilities continues to also attract a considerable number of visitors from the outlying districts.

Accommodation

Name	sq ft	sq m
Ground - industrial	8,322	773.14
1st - office	875	81.29
Total	**9,197**	**854.43**

Terms

The property is available on a new fully repairing and insuring lease.

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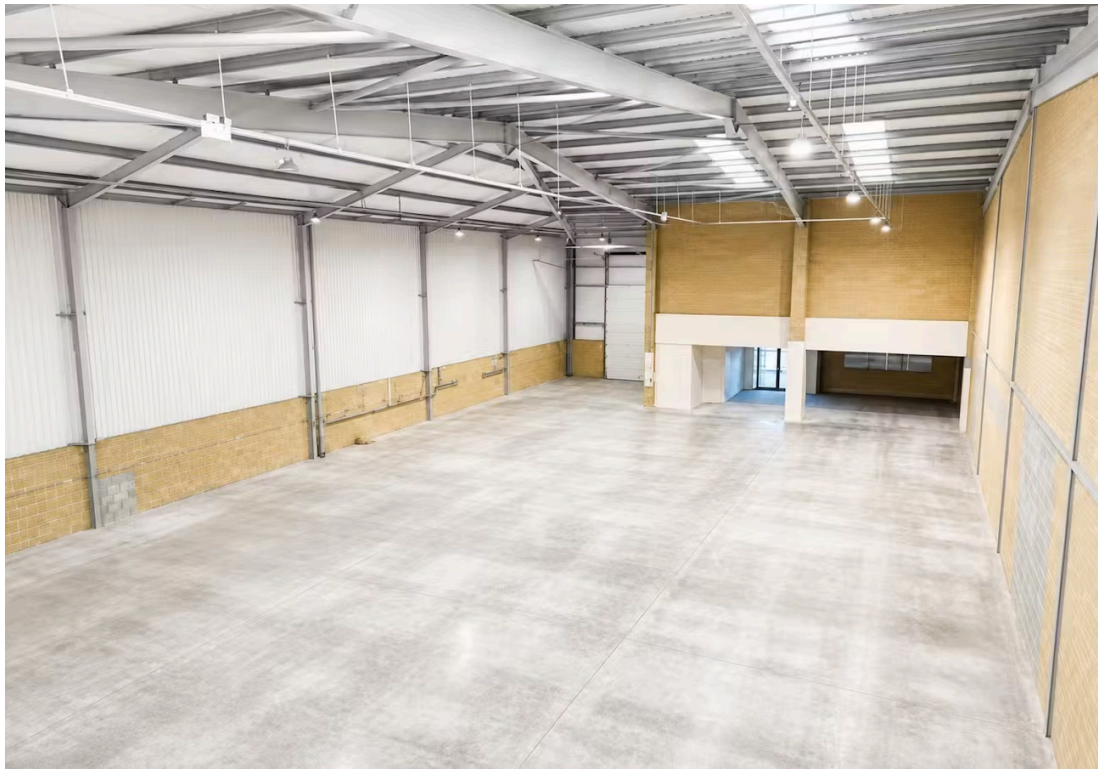

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