Derrick Wade Waters



Harlow Business Park, Harlow, CM19 5QF

Industrial/Logistics To Let | £22,000 per annum RECENTLY REDUCED | 1,640 sq ft

RECENTLY REDUCED - Industrial/warehouse on gated development

www.dww.co.uk

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Summary

- Rent: £22,000 per annum RECENTLY REDUCED
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £17,750. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Service charge: £500 per quarter approximately
- VAT: Applicable
- Legal fees: Each party to bear their own costs

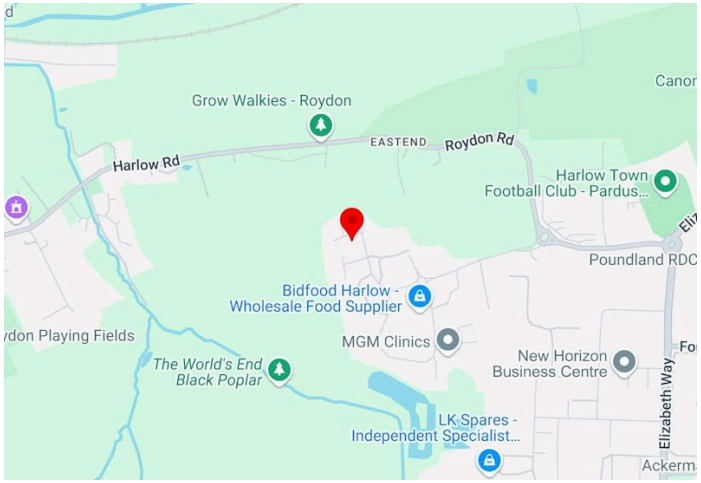
Further information

- View details on our website

Contact & Viewings

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Description

The property comprises a modern mid-terrace unit of steel frame construction with part brick infill and profile sheet cladding to the elevations, under an insulated pitched roof with translucent roof lights. The accommodation is all ground floor with reception, WC and office located to the left hand side. The rest of the space is clear span storage/production space.

Externally there is a brick paved forecourt for loading and unloading, and car parking.

Location

Harlow is a significant commercial centre in West Essex, enjoying good road links via J7 of the M11 to J27 of the M25 London orbital motorway some 6 miles South, and to Stansted approximately 13 miles to the North. The town also benefits from two railway stations, each serving London's Liverpool Street via Tottenham Hale (Victoria Line).

The property is located within a gated estate on Harlow Business Park which provides an attractive landscaped environment for both industrial/warehouse and office occupiers.

Local occupiers include 3663, Poundland, Clipper Logistics and Molecular Products.

Accommodation

Name	sq ft	sq m
Ground	1,640	152.36

Terms

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

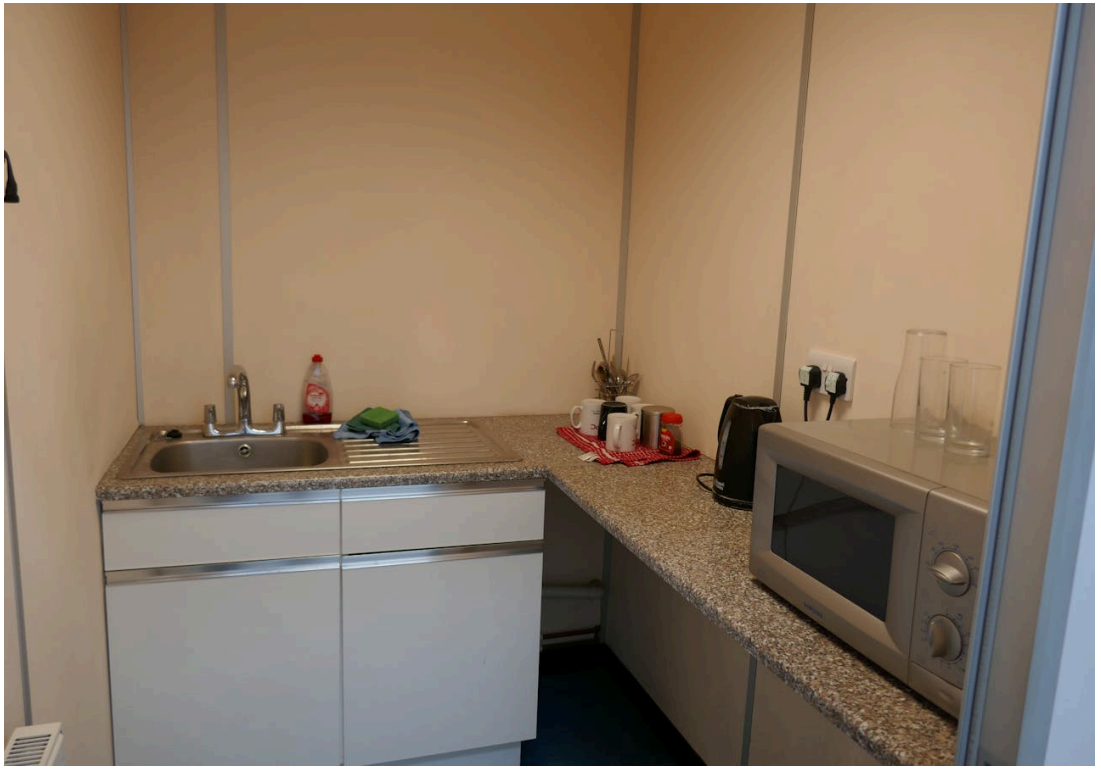
Key Points

- Quality modern space located on Business Park
- Sectional loading door (width 3m by 3.6m high)
- Eaves height of c.7.3m rising to 7.6m at the ridge
- Office space with WC and kitchen

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