Derrick Wade Waters



1 Astra Centre, First Floor, Edinburgh Way, Harlow, CM20 2BN

Office To Let | £28,000 per annum | 1,908 sq ft

Refurbished first floor office in a central position on Edinburgh Way, close to major retailers with good levels of parking available.

www.dww.co.uk

Derrick Wade Waters

1 Astra Centre, First Floor, Edinburgh Way, Harlow, CM20 2BN

Summary

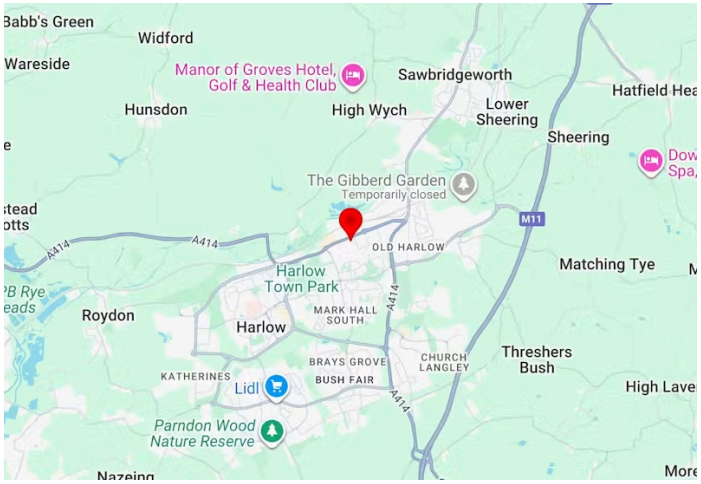
- Rent: £28,000 per annum
- Business rates: On application
- Service charge: Capped service charge
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B

Further information

- View details on our website

Contact & Viewings

Elizabeth Finch
01279 620 222 | 07375 405 086
ef@dww.co.uk





Key Points

- Refurbished office with air conditioning
- 8 car parking spaces
- Excellent levels of natural daylight
- Kitchen
- Located on Edinburgh Way close to major retailers
- Refurbished common parts

Description

The premises comprise the entire first floor of a semi detached "pavilion-style" office building erected during the late 1980s.

An open plan office with air conditioning, glass partitioned meetings rooms and kitchen. Extensive glazing provides excellent natural daylight.

The suite benefits from 8 allocated parking spaces.

Location

The Property is situated just off West Road close with its junction with Edinburgh Way.

Edinburgh Way is one of the principle routes in the town, and the property is within walking distance of Tesco and the out of town retail parks where occupiers include Costa Coffee, Subway, and a variety of retailers and restaurant operators.

Junction 7 of the M11 is c.4 miles away. Cambridge is c.35 miles to the North, with Central London some 25 miles to the South. Harlow Town and Harlow Mill main line stations are within walking distance of the property and provide a regular service into London Liverpool Street (in approximately 40 minutes) and also Cambridge. Stansted International Airport is located just off Junction 8 of the M11, which is c.10 miles north of Junction 7 and 7a.

Accommodation

Name	sq ft	sq m
1st - office	1,908	177.26
Total	**1,908**	**177.26**

Terms

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

MISREPRESENTATION CLAUSE
"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(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;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition, and
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;
(vi) All quoting rents, prices and terms are expressed subject to contract;
(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist' 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."









