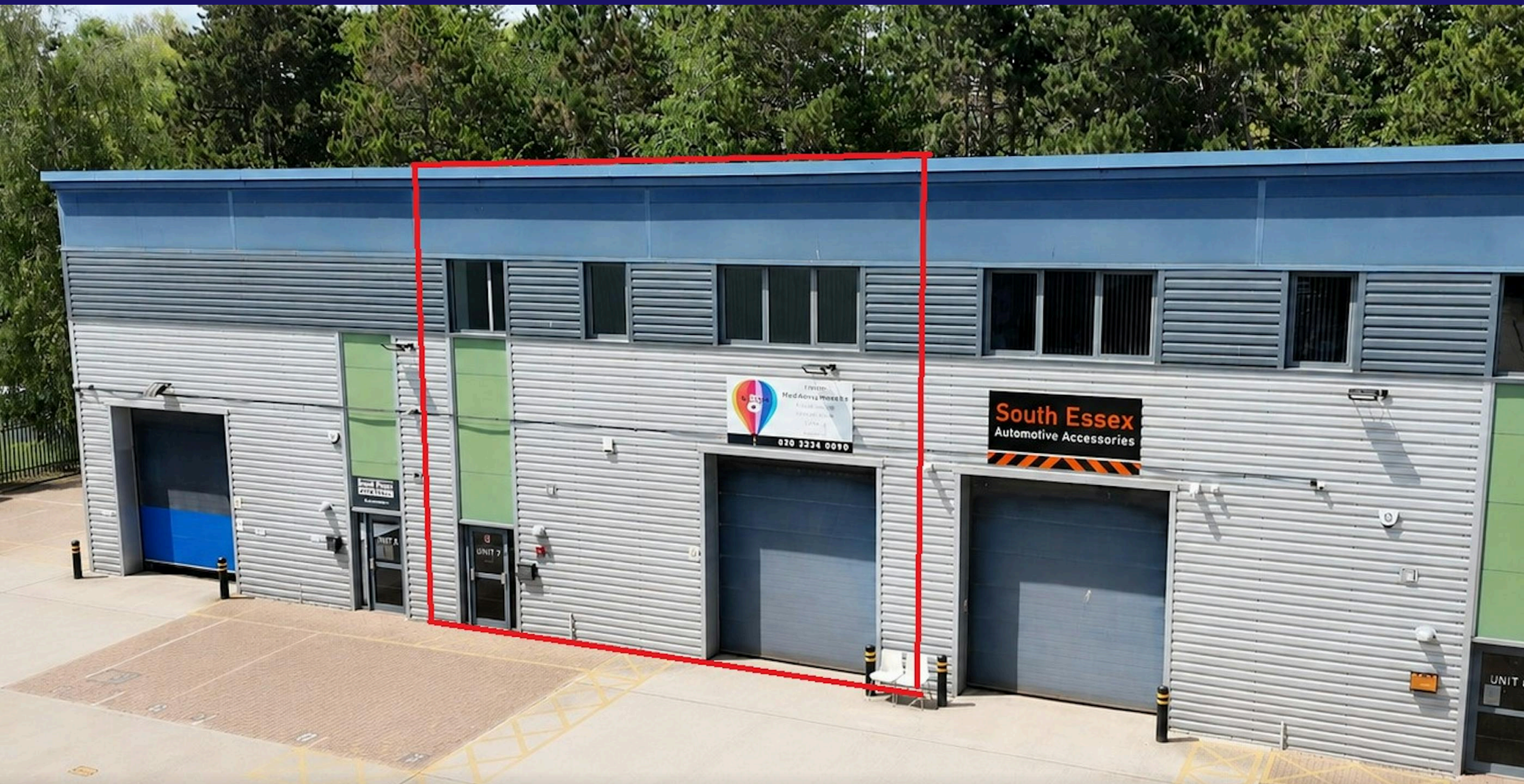
Derrick Wade Waters



7 Harlow Mill Business Centre, River Way, Harlow, CM20 2FD

Industrial/Logistics To Let | Rent on application | 2,392 sq ft

Industrial / Warehouse Unit, Fully Racked (if Required)

www.dww.co.uk

Derrick Wade Waters

7 Harlow Mill Business Centre, River Way, Harlow, CM20 2FD

Summary

- Rent: Rent on application
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £21,250. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Service charge: TBC
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D

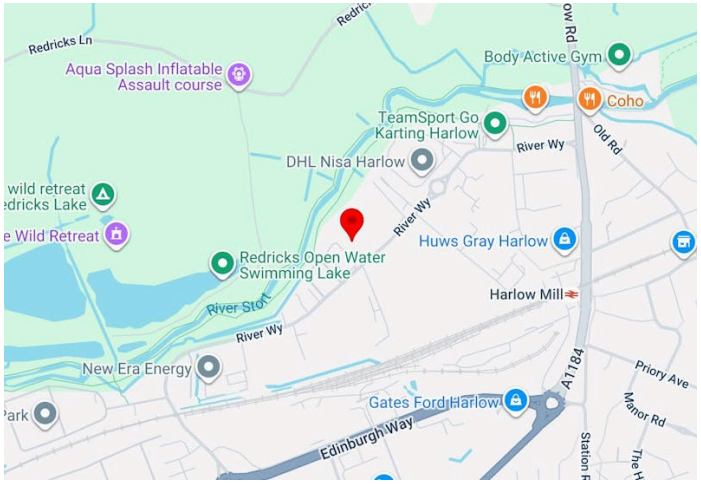
Further information

- View details on our website

Contact & Viewings

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Key Points

- Minimum eaves height of approximately 6.16m at the underside of the haunch rising to a maximum of 7.60m
- Electric sectional up-and-over loading door (c.3.5m wide by 4m high)
- Open plan offices to the first floor
- 3 Car parking spaces

Description

Harlow Mill Business Centre comprises 16 modern steel framed industrial units formed in three terraces, with profile metal cladding to the external walls under a steel clad roof with translucent roof lights. The buildings benefit from excellent eaves height with a spacious open plan office element to the first floor.
Unit is fully racked but this can be removed if required.

Location

Harlow Mill Business Centre is located on River Way within the established Templefields industrial area of Harlow.

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. Stansted International Airport is located just off Junction 8 of the M11, which is c.10 miles north of Junction 7.

Harlow Mill station, which is in easy walking distance of the property, serves London Liverpool Street (in approximately 40 minutes) and also Cambridge.

The retail and food and beverage outlets on Edinburgh Way are within easy walking distance.

Accommodation

Description	sq ft	sq m
Ground Floor	1,789	166.20
First Floor	603	56.02
Total	**2,392**	**222.22**

Terms

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

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