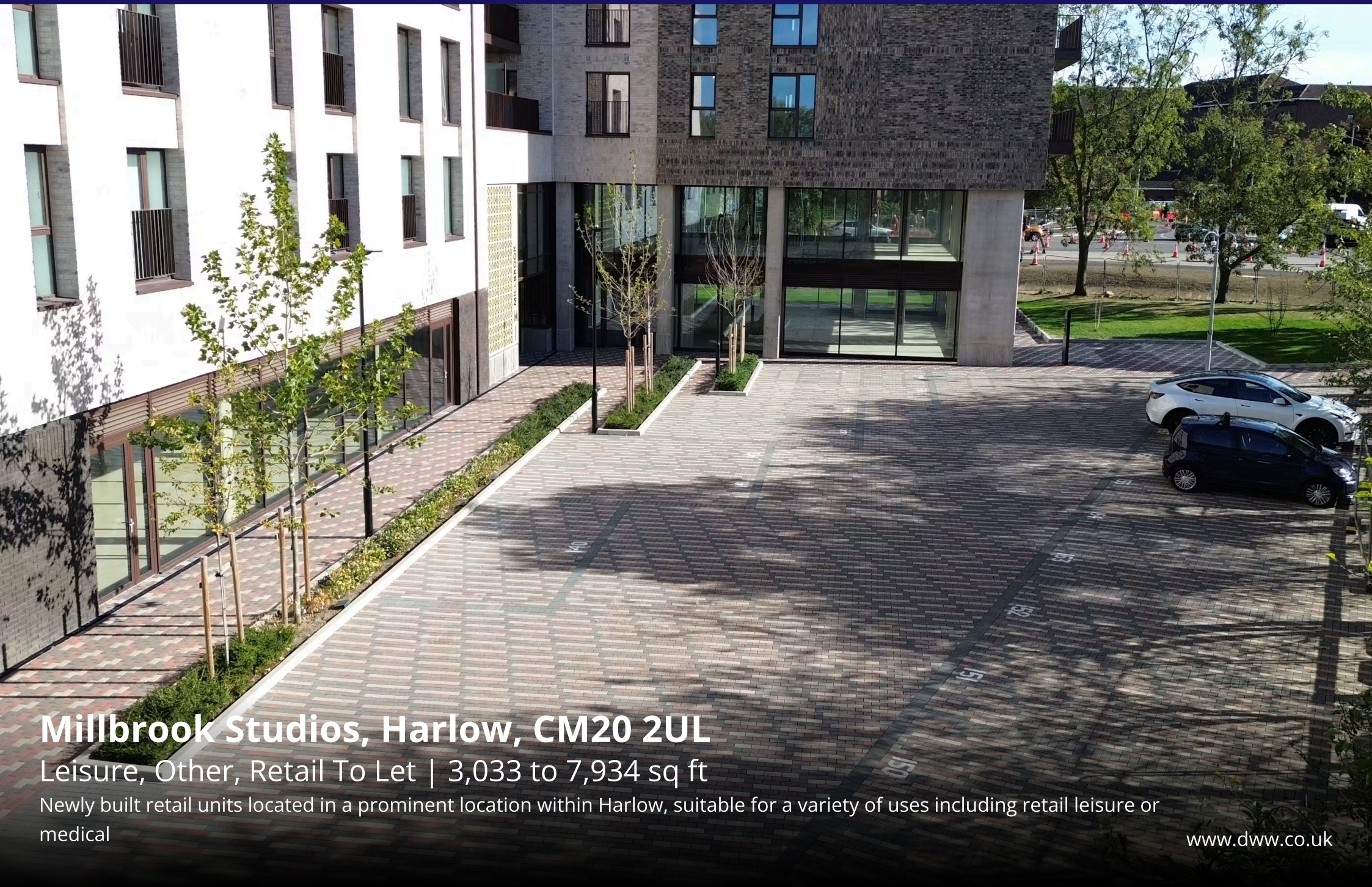
Derrick Wade Waters



Millbrook Studios, Harlow, CM20 2UL

Leisure, Other, Retail To Let | 3,033 to 7,934 sq ft

Newly built retail units located in a prominent location within Harlow, suitable for a variety of uses including retail leisure or medical

www.dww.co.uk

Derrick Wade Waters

Millbrook Studios, Harlow, CM20 2UL

Summary

- Business rates: The premises are awaiting assessment for rating purposes.
- Service charge: A service charge will be payable for maintenance of the structure and common areas. Details on request.
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs

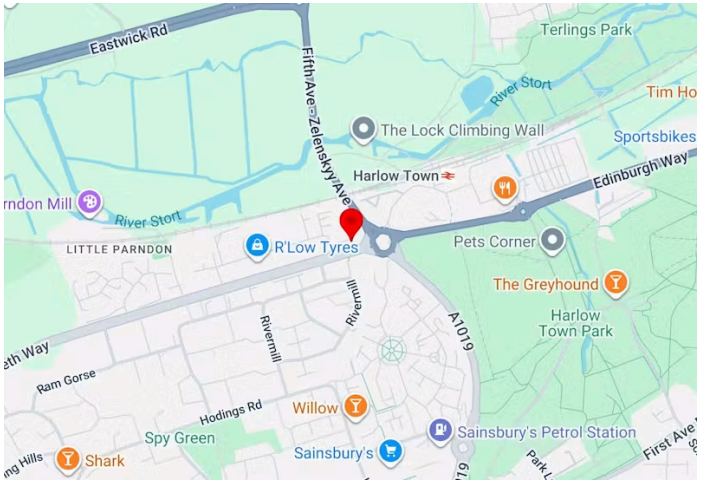
Further information

- View details on our website

Contact & Viewings

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Key Points

- Suitable for retail and leisure use, high residential area
- Fully glazed shop fronts
- 20 car parking spaces (shared)
- 3 minute walk to Harlow Town railway station
- Ceiling heights from floor to slab between 3m to 3.4m

Description

Millbrook Studio's is landmark, mixed use, gateway regeneration project, set out as two distinct but connected buildings over 5 and 15 floors respectively. The development comprises approximately 11,000 sq ft of commercial space, suitable for retail, office, medical or leisure use.

Location

Harlow is a well-established town and commercial centre in West Essex, with excellent road links via the M11 (Junction 7) and the A414.
The subject development occupies a prominent 'gateway' site in the Burnt Mill area, to the northern edge of the town and adjacent to Harlow Town railway station, providing direct connections to London, Stansted Airport and Cambridge.

Two of the three commercial units are ground floor only, with a third unit set out over first floor with generously proportioned ground floor lobby. The forecourt to the front provides approximately 20 car parking spaces for the shared use of the commercial units.

* Please note; Units 2 & 3 can be combined

Other nearby commercial uses include several office buildings, the Harlow Enterprise Centre, a Travelodge hotel, Anytime Fitness gym and Toby Carvery restaurant.

Accommodation

Name	sq ft	sq m
Ground - Unit 1	3,480	323.30
Ground - Unit 2	3,033	281.77
1st - Unit 3	4,454	413.79

Terms

The units are available by way of a new effectively fully repairing lease, subject to 5 yearly upward only rent reviews.

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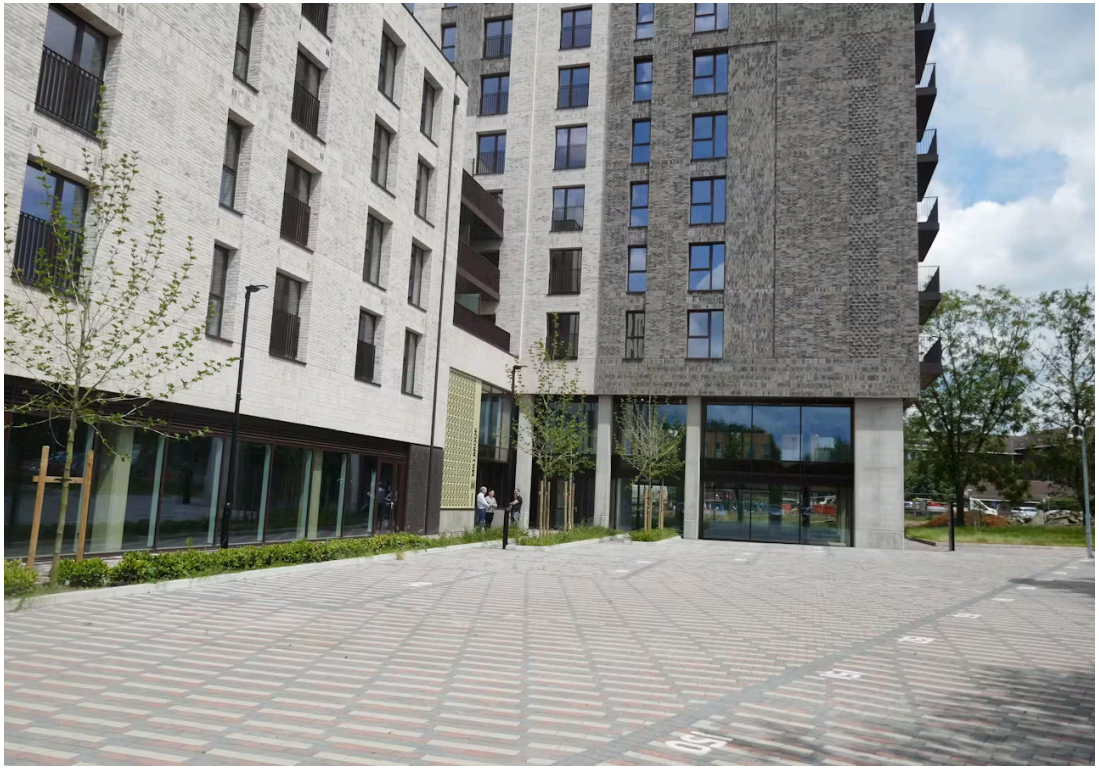







MILLBROOK
STUDIOS












M
MILLBROOK
APTS
1 - 7
LOBBY
APTS
8 - 172











