Derrick Wade Waters




# 11 Oakwood Estate, South Road, Harlow, CM20 2BZ

Industrial/Logistics To Let | £20,000 per annum | 1,672 sq ft

Industrial/warehouse unit

www.dww.co.uk

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## Summary

- Rent: £20,000 per annum
- Business rates: According to The Valuation Office Agency website, www.voa.gov.uk, the Rateable Value is £10,000 from 1st April 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available.
- Service charge: £2,800 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B

## Further information

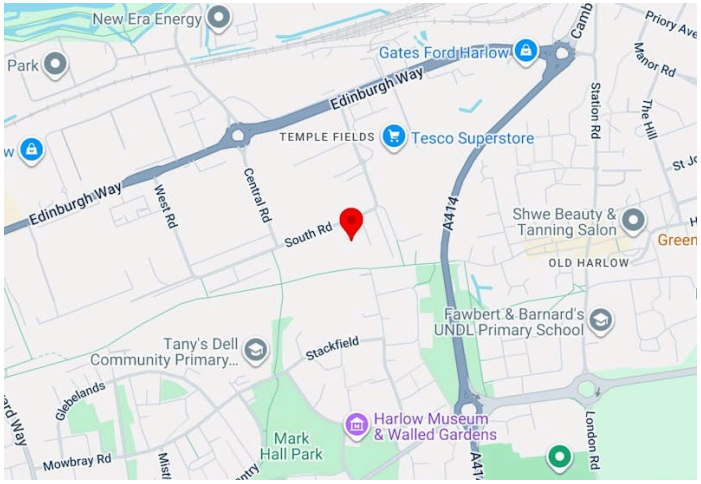
- View details on our website

## Contact & Viewings

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## Key Points

- 2 roller shutter loading doors
- Clear height of c.5m and 7m at the highest point
- 3 phase power
- Ground floor office
- WC and tea making point
- On-site parking

## Description

An end-of-terrace unit of steel frame construction with steel clad elevations under a monitor-lit roof. The unit benefits from having 2 roller shutter loading doors and provides mainly clear span warehouse space with an ancillary office and WC.

## Location

Oakwood Industrial Estate is located on South Road which is just off Edinburgh Way. The Estate is located in the Templefields industrial area situated to the North-East of Harlow town centre. J7 of the M11 is c.2.5 miles distant. The M11 connects with J27 of the M25 c.5.5 miles to the South and also provides a direct route to Stansted Airport, c.15 miles to the North.

Tesco supermarket is nearby, with retailers and food outlets being located along Edinburgh Way. The town benefits from two railways stations; Harlow Mill being within easy walking distance of the premises. Numerous bus routes also serve Edinburgh Way.

## Accommodation

| Name | sq ft | sq m |
|---|---|---|
| Ground | 1,672 | 155.33 |
| **Total** | **1,672** | **155.33** |

## Terms

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

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