Derrick Wade Waters



Stephen Taylor House, Edinburgh Place, Harlow, CM20 2DJ

Office For Sale | £750,000 Guide Price | 3,716 sq ft

Detached two storey medical/office building

www.dww.co.uk

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Summary

- Price: £750,000 Guide Price
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £37,250. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Service charge: n/a
- VAT: Not applicable
- Legal fees: Each party to bear their own costs

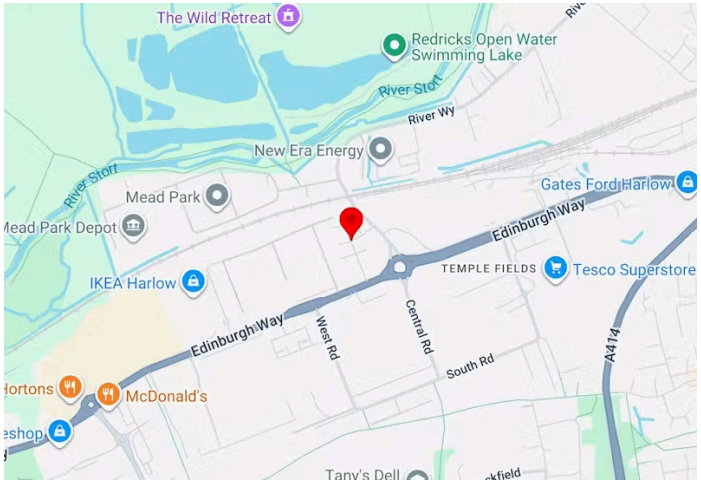
Further information

- View details on our website

Contact & Viewings

Simon Beeton MRICS
01279 620225 | 07976 523 373
scb@dww.co.uk

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





Key Points

- Self contained site
- 13 car parking spaces
- Gas fired heating
- Excellent natural daylight
- Gross internal area 4,138 sq ft

Description

Stephen Taylor House comprises a detached two storey purpose built medical building suitable for a variety of uses including offices. The property is mainly of brick clad elevations incorporating extensive double glazing to the front and rear all under a pitched and ridged roof.
Internally the accommodation provides a mix of offices, treatment rooms and staff welfare facilities. There are male and female W/Cs to each floor and a further accessible W/C at ground floor.
Externally there is a detached garage/storage building. A tarmacadam forecourt provides space for 13 cars.

Location

The property is situated in Edinburgh Place just off Edinburgh Way close to the junction with River Way.

Edinburgh Way is the main out of town retail, motor trade and trade counter location within Harlow. A number of food and beverage offers including Greggs and Costa are within easy walking distance of the premises.
Harlow Mill railway station serving London's Liverpool Street (via Tottenham Hale) to the south and Stansted International Airport and Cambridge to the north is within walking distance.
Road links are excellent. The recently opened Junction 7a serving the M11 and Cambridge to the North and intersecting to the M25 approximately 8 miles to the south.
Harlow itself is an expanding town with a resident population of approximately 93,000.

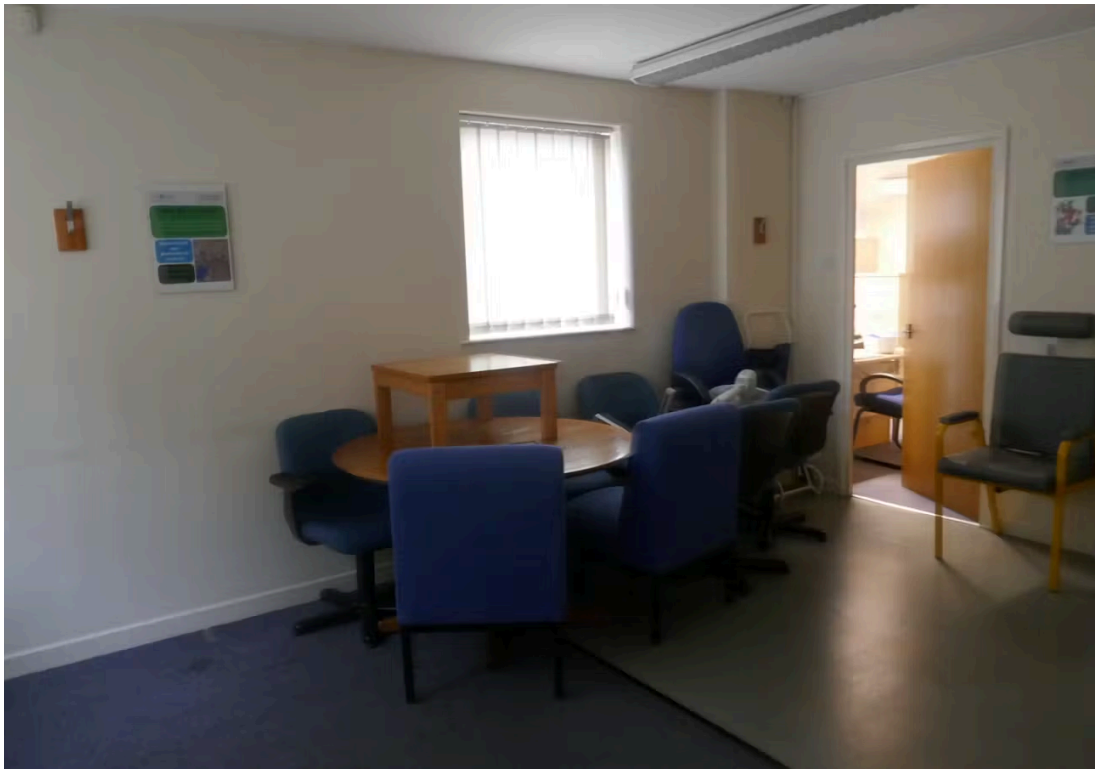
Accommodation

Description	sq ft	sq m
Ground floor	1,720	159.79
First floor	1,652	153.48
Garage / store	344	31.96
Total	**3,716**	**345.23**

Terms

Freehold interest with vacant possession

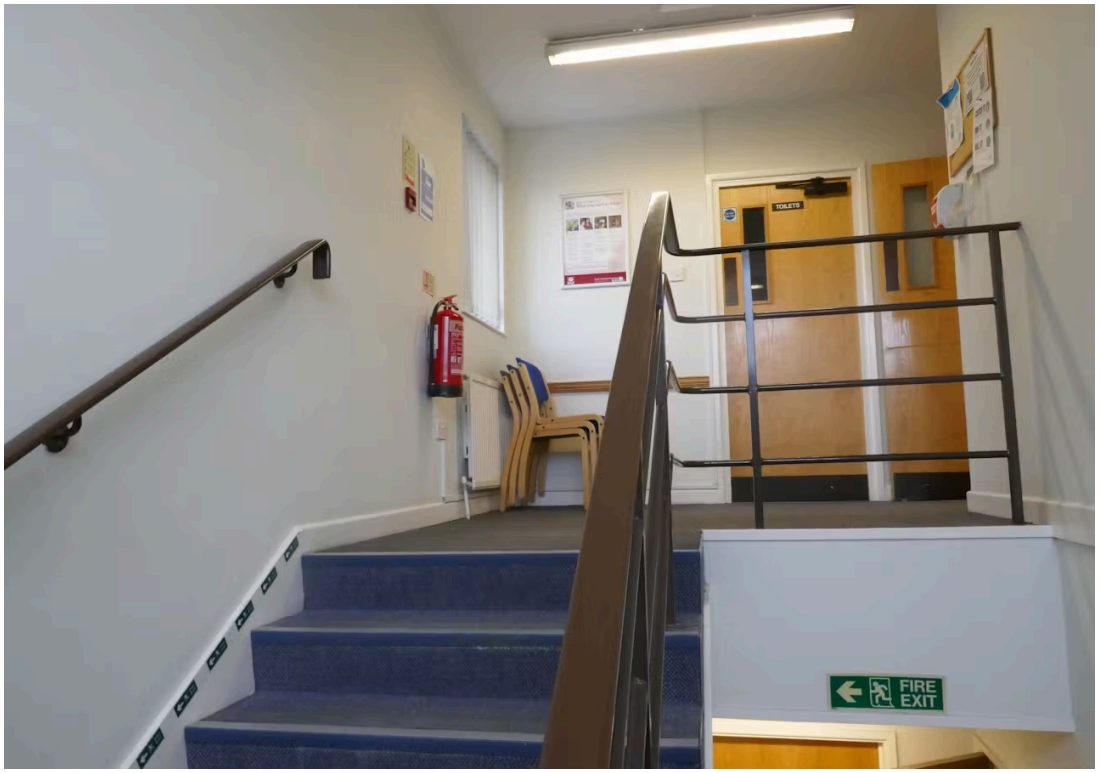
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