Derrick Wade Waters



Unit 1 Coldharbour Pinnacles Estate, Lovet Road, Harlow, CM19 5JH

Industrial/Logistics To Let | £78,500 per annum | 5,709 sq ft

Industrial/Warehouse unit with generous loading provisions

www.dww.co.uk

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Summary

- Rent: £78,500 per annum
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £71,500. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Service charge: £2,903 per annum is budgeted for the current year expiring 31 March 2026. This is levied for the upkeep of the common areas of the Estate.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

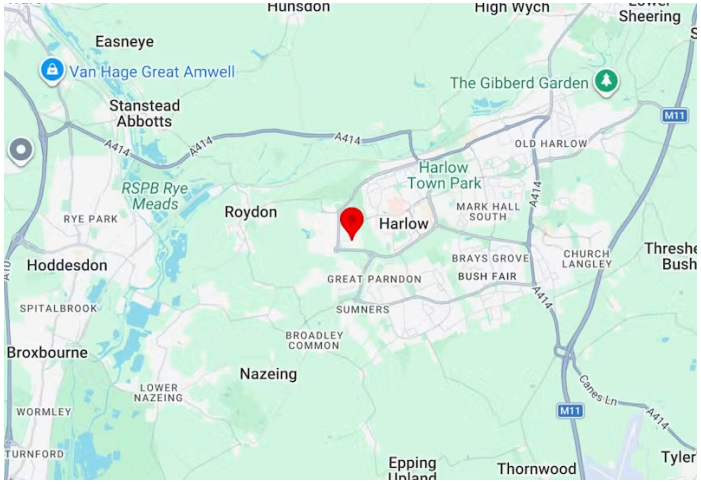
Further information

- View details on our website

Contact & Viewings

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Key Points

- Fitted offices with gas central heating and air conditioning in part
- Rear service yard with excellent access for articulated vehicles
- 2 electric loading doors
- Parking at the front and rear
- Minimum eaves height of approximately 5.6m rising to 6.4m at the ridge

Description

The property comprises an industrial/warehouse unit of steel portal frame construction with access via two loading doors to the rear elevation and separate office access to the front elevation via a pedestrian door. There is car parking at both front and rear. Internally there is full height warehouse/industrial space, ground floor staff facilities and an open plan first floor office.

Location

The unit is located in the Pinnacles Industrial area close to other major occupiers such as Poundland, GlaxoSmithKline and Brake Bros. J7 of the M11 is approximately 4 miles away.

Cambridge is approximately 40 miles to the north. Stansted international airport is located just off J8 of the M11, which is approximately 10 miles north of J7.

Accommodation

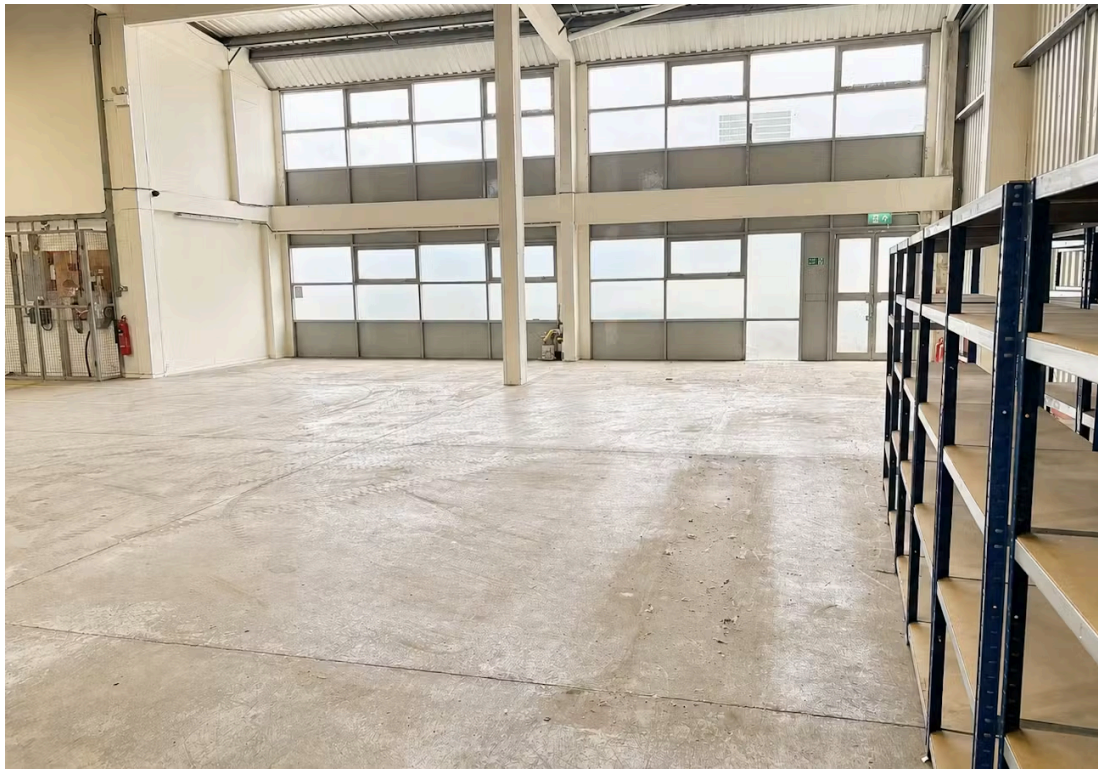
Name	sq ft	sq m
Ground	5,152	478.64
1st	557	51.75
Total	**5,709**	**530.39**

Terms

Available by way of a new full repairing and insuring lease direct from the landlord.

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