Derrick Wade Waters



1 Stort Mill Industrial Estate, River Way, Harlow, CM20 2SN

Industrial/Logistics To Let | £17,076 per annum for leases of between 6 - 12 months only | 1,228 sq ft

Industrial/warehouse unit for let

www.dww.co.uk

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Summary

- Rent: £17,076 per annum for leases of between 6 - 12 months only
- Business rates: £9,180 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

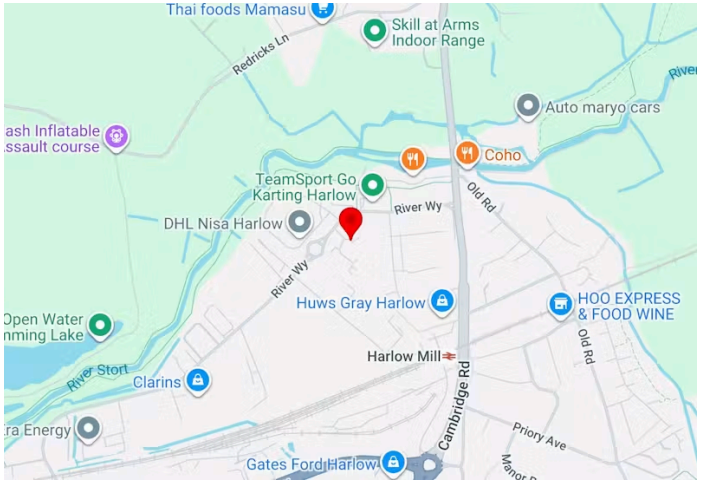
Further information

- View details on our website

Contact & Viewings

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Key Points

- Electric Roller Shutter (4m H x 3.5m W)
- 4 car parking spaces and generous loading area
- Eaves height 6m
- WC and tea point
- Small office (6.28 sqm / 68 sqft)
- LED lighting

Description

The property is a concrete-framed end-of-terrace unit with brick and profile metal cladding to the external walls. The unit has a pitched steel portal framed roof with corrugated roof sheets, translucent roof lights and benefits from one electric roller shutter door. Internally, the unit provides clear span storage/production space. There is a ground floor office, kitchen and WC.

Externally there is a deep forecourt providing excellent loading provisions and 4 car parking spaces.

Location

Stort Mill Industrial Estate is superbly located to serve London and the South East. It is located on Riverway in the Templefields area of Harlow. The M11 is approximately 4.5 miles to the north which connects to the M25 interchange at Junctions 6/27.

Stansted International Airport is 8 miles to the North-East. Harlow Mill Station, which is within easy walking distance, serves London Liverpool Street within 40 minutes. The estate is also just 8 miles South East of Stansted International Airport.

Accommodation

Name	sq ft	sq m
Ground	1,228	114.08
Total	**1,228**	**114.08**

Terms

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

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