Derrick Wade Waters



7 Harold Close, The Pinnacles, Harlow, CM19 5TH

Industrial/Logistics To Let | Rent on application | 2,752 sq ft

Industrial/Warehouse unit

www.dww.co.uk

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Summary

- Rent: Rent on application
- Business rates: £14,148 per annum
- Service charge: £1.75 per sq ft budgeted for 2026/27
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

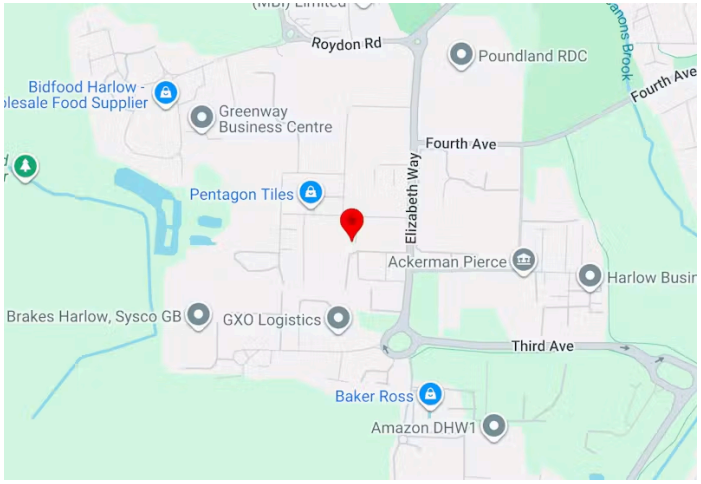
Further information

- View details on our website

Contact & Viewings

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Key Points

- Eaves height of c. 5.5m
- Two W/Cs
- Kitchenette
- Warehouse lighting and heating
- 6 car parking spaces
- 3 phase electricity

Description

The Property comprises an end-of-terrace 1980s built industrial unit with the benefit of a deep forecourt offering good loading/unloading facilities for articulated vehicles. The property also has 6 designated car parking spaces.
Internally, the property principally comprises industrial/warehouse floor space, having an eaves height of approximately 18"/5.5m and two-storey offices to the front.

Location

The Property is located on a popular cul-de-sac development of similar units erected in the mid-1980s by Dencora.
Harold Close is situated in The Pinnacles area of Harlow, close to the junction of Harolds Road with Elizabeth way.

The Pinnacles has attracted a number of major occupiers including Poundland, Lloyds, B&Q, Clipper Logistics and Tesco.

Harlow is a significant commercial centre in West Essex, enjoying good road links via J7 of the M11 to J27 of the M25 London orbital motorway some 6 miles south and to Stansted approximately 8 miles to the north.
The town also benefits from two railway stations, each serving London's Liverpool Street via Tottenham Hale (Victoria Line) and Stansted International Airport.

Accommodation

Name	sq ft	sq m
Ground	2,431	225.85
1st	321	29.82
Total	**2,752**	**255.67**

Terms

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

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