Derrick Wade Waters



Units G1 & G2, Riverway, Harlow, CM20 2DP

Industrial/Logistics To Let | 58,073 sq ft

Industrial / Warehouse unit prominent road frontage to Cambridge Road

www.dww.co.uk

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Summary

- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

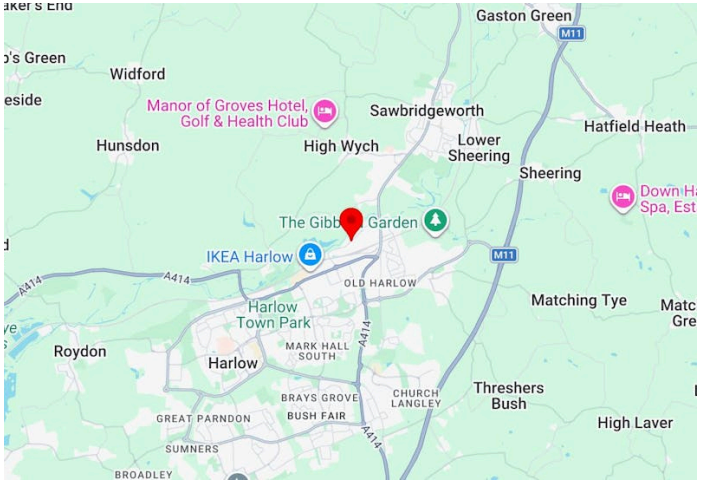
Further information

- View details on our website

Contact & Viewings

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Key Points

- Average eaves height c.8.17m rising to 9.76m at the ridge
- Portal frame construction providing clear span storage space
- 6 electric roller shutter doors to front elevation
- Extensive car parking/lorry parking to front yard
- 50m deep concrete yard
- Prominent location

Description

The Property comprises a steel portal frame warehouse with a minimum eaves height of circa 8.0m. There are brick and blockwork elevations with insulated cladding to the roof and upper wall areas. There is a two-storey office pod to the front of the unit, along with onsite parking and loading/unloading facilities at both ends of the property. The property has a generous yard with a maximum depth of 50m.

PLEASE NOTE PART OF THE RACKING TO BE REMOVED.

Location

The property enjoys prominent road frontage to Cambridge Road close to its junction with Edinburgh Way. Junction 7, Harlow on the M11 is approximately 4 miles, the new junction 7A Harlow is approximately 2.

7 miles. Cambridge is around 35 miles to the north, with central London some 25 miles to the south. Harlow Mill main line station is within regular service into London Liverpool Street (in approximately 40 minutes)
Cambridge can be reached in approximately 45 minutes.
Stansted International Airport is located just off junction 8 of the M11, which is approximately 10 miles north of junction 7.

Accommodation

Name	sq ft	sq m
Ground - Industrial/warehouse	49,001	4,552.34
Ground - Office	4,536	421.41
1st - Office	4,536	421.41
Total	**58,073**	**5,395.16**

Terms

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

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