Derrick Wade Waters



7 Peartree Business Centre, Harlow, CM20 2BD

Industrial/Logistics To Let | £55,250 per annum | 3,682 sq ft

Modern industrial unit to let

www.dww.co.uk

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Summary

- Rent: £55,250 per annum
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £55,000. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Service charge: Available on application
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B (47)
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings

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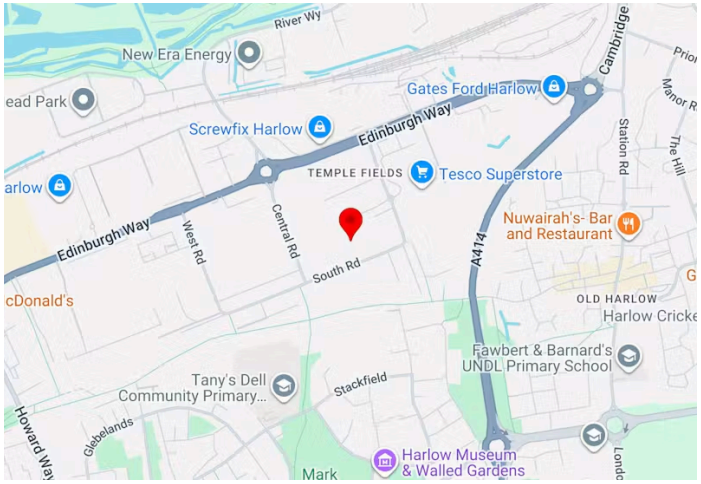

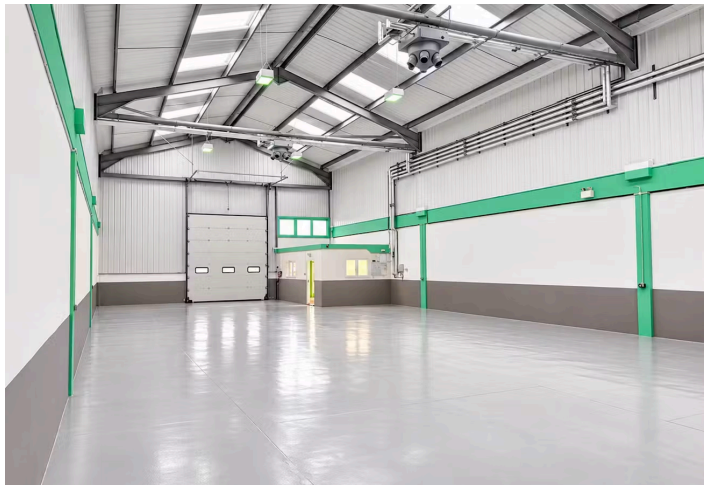

Key Points

- Clear span warehouse space
- Deep forecourt with generous loading provisions
- Kitchen/WC facilities
- Self contained secure site

Description

The Property comprises a modern industrial/warehouse unit on an Estate featuring 11 other units. Internally the unit provides mainly clear span warehouse space. There is a kitchen, W/C and small office. Externally, the Property benefits from a forecourt providing loading provisions and generous parking provisions.

Location

Peartree Business Centre is at the heart of the Templefields industrial area. It is conveniently located close to the retail parks on Edinburgh Way where occupiers include Tesco, Subway and Costa Coffee.

Harlow Mill station is within easy walking distance and offers a regular service to London Liverpool Street via Tottenham Hale (Victoria Line) to the south, and Stansted International Airport and Cambridge to the north.

Numerous bus routes serving the outlying districts are available from Edinburgh Way. Junction 7 and 7a of the M11 is approximately 4 miles away and intersects with the M25 at Junction 27, some 5 miles to the South.

Accommodation

Name	sq ft	sq m
Ground	3,682	342.07

Terms

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

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