



## Unit 4 Coldharbour Pinnacles Estate, Lovet Road, Harlow, CM19 5JH

Industrial/Logistics To Let | £49,000 per annum | 3,509 sq ft

Industrial/Warehouse unit with generous loading provisions

# Unit 4 Coldharbour Pinnacles Estate, Lovet Road, Harlow, CM19 5JH

## Summary

- Rent: £49,000 per annum
- Business rates: According to The Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) the Rateable Value is £40,500. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Legal fees: Each party to bear their own costs
- Lease: New Lease

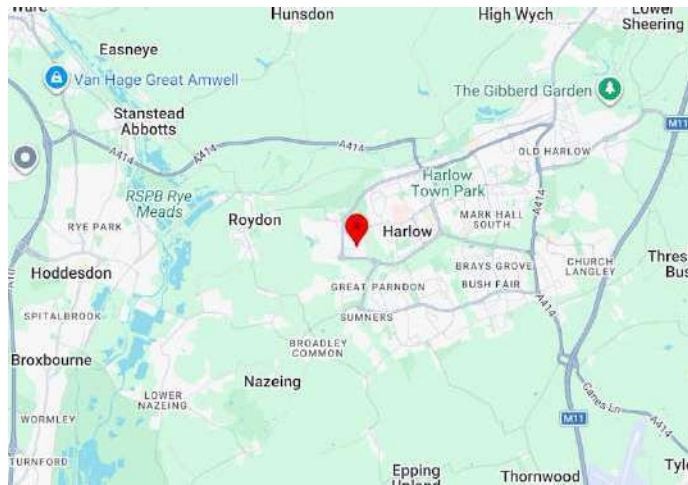
## Further information

- [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
- Electric loading door
- 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 electric loading door 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	2,545	236.44
1st	964	89.56
<b>Total</b>	<b>3,509</b>	<b>326</b>

## Terms

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

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