



## 7 Harlow Mill Business Centre, River Way, Harlow, CM20 2FD

Industrial/Logistics To Let | £38,250 per annum | 2,469 sq ft

Industrial / Warehouse Unit

[www.dww.co.uk](http://www.dww.co.uk)

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## Summary

- Rent: £38,250 per annum
- Business rates: According to The Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) the Rateable Value is £21,250. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D

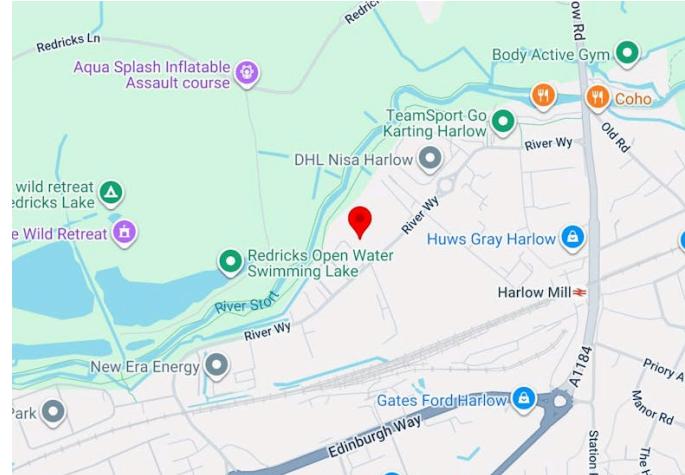
## Further information

- [View details on our website](#)

## Contact & Viewings

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## Key Points

- Minimum eaves height of approximately 6.16m at the underside of the haunch rising to a maximum of 7.60m
- Electric sectional up-and-over loading door (c.3.5m wide by 4m high)
- Open plan offices to the first floor
- 3 Car parking spaces

## Description

Harlow Mill Business Centre comprises 16 modern steel framed industrial units formed in three terraces, with profile metal cladding to the external walls under a steel clad roof with translucent roof lights. The buildings benefit from excellent eaves height with a spacious open plan office element to the first floor.

## Location

Harlow Mill Business Centre is located on River Way within the established Templefields industrial area of Harlow.

Junction 7 of the M11 is c.4 miles away.



Cambridge is c.35 miles to the North, with central London some 25 miles to the South. Stansted International Airport is located just off Junction 8 of the M11, which is c.10 miles north of Junction 7.

Harlow Mill station, which is in easy walking distance of the property, serves London Liverpool Street (in approximately 40 minutes) and also Cambridge.

The retail and food and beverage outlets on Edinburgh Way are within easy walking distance.

## Accommodation

Description	sq ft	sq m
Ground Floor	1,857	172.52
First Floor	612	56.86
<b>Total</b>	<b>2,469</b>	<b>229.38</b>

## Terms

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

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