



Circle Line House, East Road, Harlow, CM20 2BJ

Industrial/Logistics To Let | £20,000 per annum | 1,718 sq ft

Industrial/Warehouse Unit

Circle Line House, East Road, Harlow, CM20 2BJ

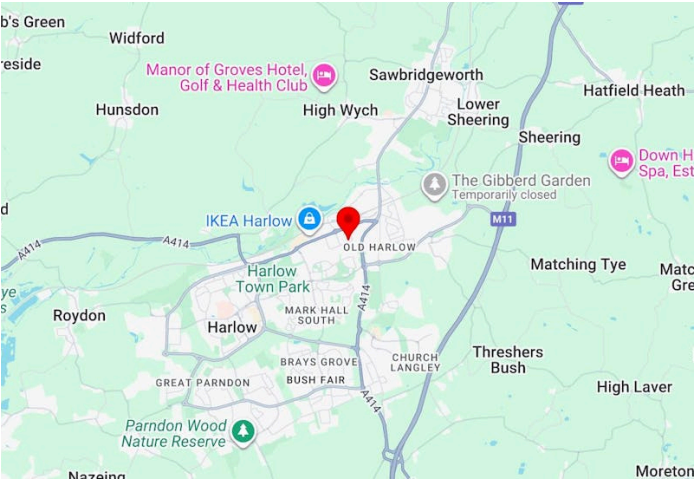
Summary

- Rent: £20,000 per annum
- Business rates: A contribution towards rates is included in the rental figure
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Contact & Viewings

Rhys Southall
01279 620 221 | 07960 548878
rs@dw.co.uk

James Issako
01279 620 200 | 07817 269 490
ji@dw.co.uk



Key Points

- Electric roller shutter (3m wide x 2.5m high)
- Modern kitchen and W/C
- Full mezzanine with 2.5m height to the underside
- 3 car parking spaces
- Flexible terms available

Description

The Property forms part of Circle Line House which is a larger industrial unit with offices. The unit provides storage space at ground floor level and is served by a roller shutter loading door.

The unit benefits from a mezzanine floor which provides further storage space, an office, a modern kitchen and w/c.

Location

The property is situated close to the junction of South Road and East Road in the Templefields industrial area of Harlow.



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 of the M11 is c.4 miles away and intersects with the M25 at Junction 27, c.5 miles to the South.

Accommodation

Name	sq ft	sq m
Ground	859	79.80
Mezzanine	859	79.80
Total	1,718	159.60

Terms

The property is available on a new internal repairing and insuring lease. Flexible terms are available.

Amenities & Specifications

Total parking spaces: 3

MISREPRESENTATION CLAUSE
Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
(iii) No employee of Derrick Wade Waters Ltd (and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition, and
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;
(vi) All quoting rents, prices and terms are expressed subject to contract;
(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters."

