



Yard at Windsor Place

Harlow, CM20 2GQ

**Self contained fenced and
gated yard on a site of
0.624 acres**

27,211 sq ft
(2,527.98 sq m)

- Yard suitable for a variety of uses STPP
- Self contained yard with concrete surface
- Fenced and gated with flood lighting
- The yard benefits from services including 3-phase power, drainage and water connection

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Summary

Available Size	27,211 sq ft
Business Rates	Estimate available on request
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a level and surfaced yard with part frontage on to Riverway and just set back from Edinburgh Way, the main arterial route through Harlow.

The yard is enclosed by palisade fencing.

Services including 3 phase power, mains drainage and water connections are to be provided.

The yard will be suitable for a variety of open storage uses and car storage/sales subject to planning permission.

Location

The Property is located close to the junction of Edinburgh Way with Riverway. Its immediate neighbours include Screwfix, Nicholls & Clarke, Magnet Kitchens, Euro Car Parts, Bristol Street Motors Peugeot and Marshalls Volkswagen.

Most national trade counter operators are within close proximity to the Property, and the most out-of-town retailers are located on the various retail parks that front Edinburgh Way.

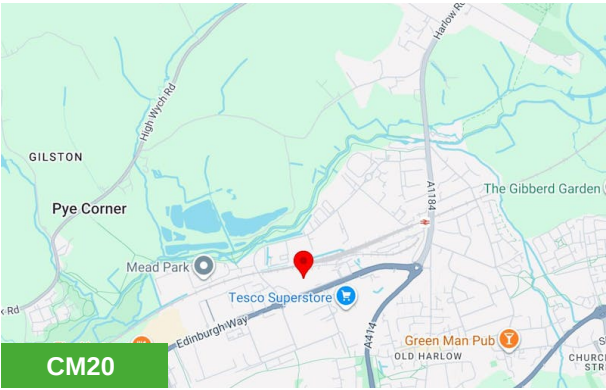
The Property is within easy walking distance of Harlow Mill station serving London Liverpool Street via Tottenham Hale (Victoria Line).

Harlow is situated to the East of the M11 and Junction 7 (c4 miles) and 7a is (c3 miles) from the Property.

Harlow is an expanding new town with a current population of c90,500. This is due to increase within major housing developments planned for the area.

Terms

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



Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

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