



1-4 Ployters Road

Staple Tye, Harlow, CM18 7PS

Industrial/Warehouse Unit with mezzanine floors

12,367 sq ft
(1,148.93 sq m)

- Rare freehold opportunity within an established commercial area
- Three loading doors
- Staff welfare facilities and kitchen
- Modern rear extension with mezzanine floor

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Summary

Available Size	12,367 sq ft
Price	£1,400,000 Guide Price
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £83,000. 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
EPC Rating	Upon enquiry

Description

The Property comprises four separate units built in the 1950s of concrete frame construction under a pitched and clad roof with translucent rooflights. The dividing walls have been removed in part to allow access between the units. A modern rear extension has been built providing further storage space. The space benefits from a mezzanine floor which spans the width and length of the extension.

Location

The Property is located on Perry Road in Harlow, which is an established industrial area in South-East Harlow. It is well placed for access to Junction 7 of the M11. Junction 27 of the M25 is c.5 miles to the south. Harlow Town and Harlow Mill train stations are approximately 4 miles and 6 miles from the property respectively, providing regular services into London Liverpool Street (approximately 40 minutes) and Cambridge/Bishop's Stortford. Stansted International Airport is approximately 15 miles to the North.

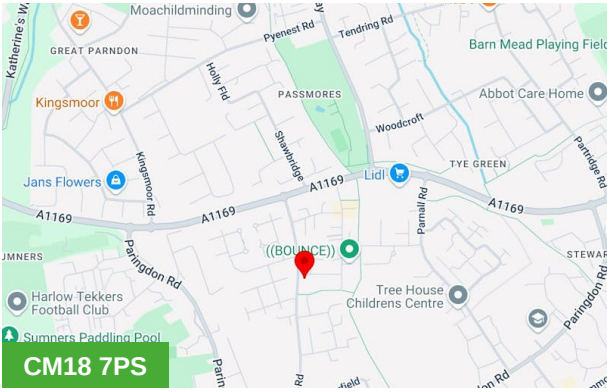
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - warehouse	8,937	830.27
Ground - office	1,715	159.33
1st - office	1,715	159.33
Mezzanine - rear	2,448	227.43
Mezzanine - storage	1,514	140.66
Total	16,329	1,517.02

Terms

The Property is being offered freehold with vacant possession.



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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(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." Generated on 09/10/2025