



11 Oakwood Estate

South Road, Harlow, CM20 2BZ

Industrial/warehouse unit

1,672 sq ft
(155.33 sq m)

- 2 roller shutter loading doors
- Clear height of c.5m and 7m at the highest point
- 3 phase power
- Ground floor office
- WC and tea making point
- On-site parking

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Summary

Available Size	1,672 sq ft
Rent	£20,000 per annum
Business Rates	According to The Valuation Office Agency website, www.voa.gov.uk, the Rateable Value is £10,000 from 1st April 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available.
Service Charge	£2,800 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

An end-of-terrace unit of steel frame construction with steel clad elevations under a monitor-lit roof. The unit benefits from having 2 roller shutter loading doors and provides mainly clear span warehouse space with an ancillary office and WC.

Location

Oakwood Industrial Estate is located on South Road which is just off Edinburgh Way. The Estate is located in the Templefields industrial area situated to the North-East of Harlow town centre. J7 of the M11 is c.2.5 miles distant. The M11 connects with J27 of the M25 c.5.5 miles to the South and also provides a direct route to Stansted Airport, c.15 miles to the North.

Tesco supermarket is nearby, with retailers and food outlets being located along Edinburgh Way. The town benefits from two railways stations; Harlow Mill being within easy walking distance of the premises. Numerous bus routes also serve Edinburgh Way.

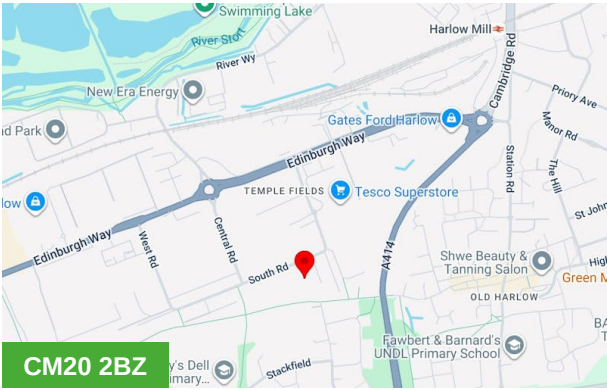
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,672	155.33
Total	1,672	155.33

Terms

The property is available on a new effectively 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

"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;
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(iv) All prices quoted in these particulars may be subject to VAT in addition, and
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(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." Generated on 29/10/2025