



**MEAD PARK**

**TO LET**  
**INDUSTRIAL / WAREHOUSE UNIT**  
**2,196 SQ FT (204 SQ M)**

River Way, Harlow • CM20 2SE

**UNIT 9**



## LOCATION

Mead Park is situated just north of Edinburgh Way (A414) in the Templefields area of Harlow within a short distance of a variety of retail parks and trade counter operators.

The A414 provides prompt access to the M11 (J7) to the East and A10 to the West.

The Park is also close to Harlow Town Station (35 mins to London Liverpool Street).



## ACCOMMODATION

The property provides the following approximate gross internal floor areas:

UNIT	SQ FT	SQ M
9	2,196	204



## DESCRIPTION

The property comprises a modern mid-terrace industrial / warehouse of steel frame construction with part steel clad and brick elevations under a pitched steel clad roof incorporating translucent roof lights.

The property provides clear span storage / production space.

The unit is served by a roller shutter which leads out on to a concrete yard loading / parking area.

The property benefits from a small ground floor office and has staff welfare facilities.

## EPC

EPC rating C.

## BUSINESS RATES

The Rateable Value is £16,250 from the 1st April 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable.

## SERVICE CHARGE

Available upon request

## VIEWINGS

For further information or to arrange a viewing, please contact:



**Victoria Forster**  
victoria.forster@knightfrank.com

**Charlie Perkins**  
charlie.perkins@knightfrank.com



**Matthew Reith**  
07780 483 283  
matthew@4thindustrial.com



**James Issako**  
ji@dww.co.uk

**Simon Beeton**  
scb@dww.co.uk

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