



Unit 2, Peartree Business Centre, Harlow, CM20 2BD

Industrial/Logistics To Let | £29,850 per annum | 1,866 sq ft

Modern Industrial Unit with office and staff facilities

Unit 2, Peartree Business Centre, Harlow, CM20 2BD

Summary

- Rent: £29,850 per annum
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £22,000. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D
- Lease: New Lease

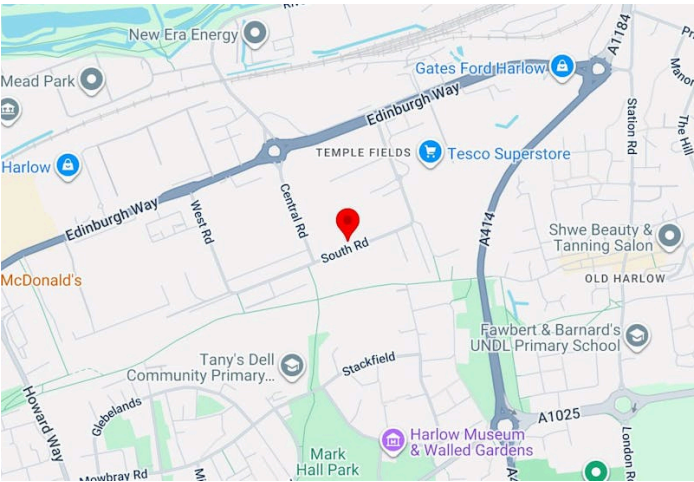
Further information

- [View details on our website](#)

Contact & Viewings

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Key Points

- Sectional Electric Loading Door
- 3 Phase Power & warehouse heating
- Eaves height of 5.3m rising to 7.2m at the ridge
- Secure managed site fenced & gated
- Toilet & Kitchen Facilities
- Property recently refurbished
- Generous parking provisions

Description

The Property comprises a modern industrial/warehouse unit on an Estate featuring 11 other units. Internally the unit provides mainly clear span warehouse space with an eaves height of 5.3m. There is a kitchen, W/C and small office. Externally, the Property benefits from a forecourt providing loading provisions and generous parking provisions.

Location

Peartree Business Centre is at the heart of the Templefields industrial area. It is conveniently located close to the retail parks on Edinburgh Way where occupiers include Tesco, Subway and Costa Coffee.



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 and 7a of the M11 is approximately 4 miles away and intersects with the M25 at Junction 27, some 5 miles to the south.

Accommodation

Name	sq ft	sq m
Ground	1,866	173.36

Terms

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

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