



Unit 2 Joseph House, Harolds Road, Harlow, CM19 5BJ

Industrial/Logistics For Sale | £545,000 | 2,857 sq ft

Industrial/warehouse unit for sale

Unit 2 Joseph House, Harolds Road, Harlow, CM19 5BJ

Summary

- Price: £545,000
- Business rates: Upon enquiry
- VAT: Not applicable
- Legal fees: Each party to bear their own costs

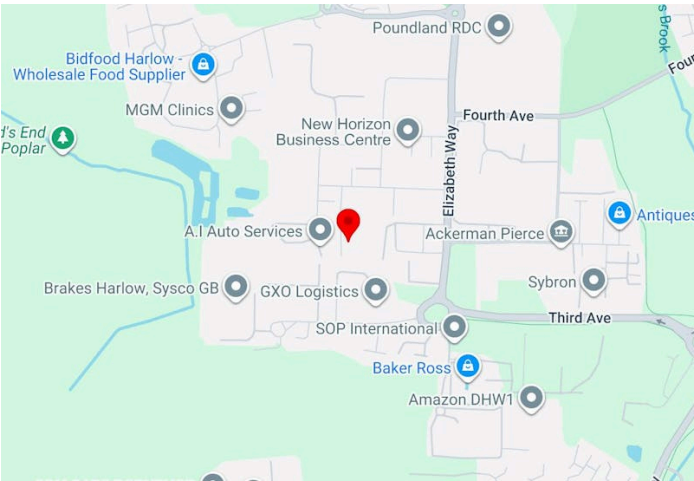
Further information

- [View details on our website](#)

Contact & Viewings

Rhys Southall
01279 620 221 | 07960 548878
rs@dww.co.uk

James Issako
01279 620 200 | 07817 269 490
ji@dww.co.uk



Key Points

- Rare freehold opportunity
- Electric roller shutter loading door
- Eaves height of approximately 4.73m
- Tea point and WC facilities
- 6 car parking spaces including space in front of loading door

Description

The property comprises a modern mid-terrace unit of masonry construction with facing brickwork under a flat trussed roof incorporating translucent roof lights.

To the rear of the unit is two a storey office accommodation incorporating WC and staff facilities as well as a kitchen.

The property benefits from a large electric roller shutter.

Location

The property is situated at the end of Harolds Road which is situated in The Pinnacles area of Harlow. The Pinnacles has attracted a number of major occupiers including Poundland, GlaxoSmithKline and Brake Brothers.



Harlow is a significant commercial centre in West Essex, enjoying good road links via Junction 7/7a of the M11 to Junction 27 of the M25 London orbital motorway some 6 miles south and Stansted International Airport 15 miles to the north.

The town also benefits from two railway stations, each serving London Liverpool Street via Tottenham Hale (Victoria Line) and Stansted Airport.

Accommodation

Description	sq ft	sq m
Ground floor	2,513	233.47
First floor office	344	31.96
Total	2,857	265.43

Terms

The property is available freehold with vacant possession.

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;
(iii) No employee of Derrick Wade Waters Ltd (and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition, and
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;
(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."