



## Unit 3 RO24, Harlow Business Park, Harlow, CM19 5QB

Office To Let | £28,000 per annum | 1,875 sq ft

Self contained office

# Unit 3 RO24, Harlow Business Park, Harlow, CM19 5QB

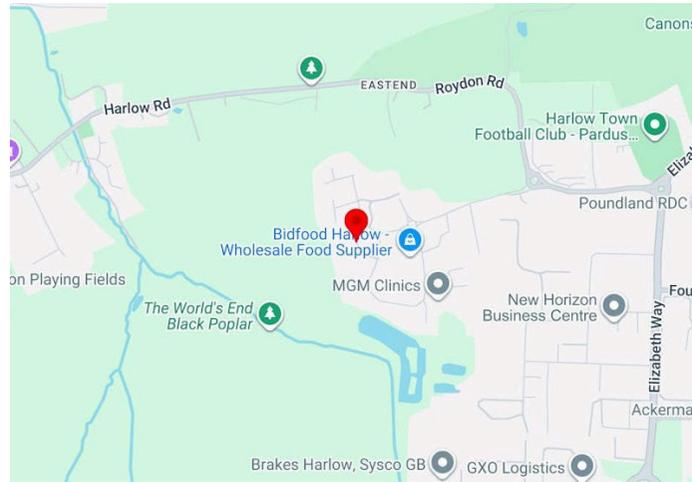
## Summary

- Rent: £28,000 per annum
- Business rates: According to The Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) the Rateable Value is £22,250. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs

## Contact & Viewings

Elizabeth Finch  
01279 620 222 | 07375 405 086  
[ef@dww.co.uk](mailto:ef@dww.co.uk)

Rhys Southall MRICS  
01279 620 221 | 07960 548878  
[rs@dww.co.uk](mailto:rs@dww.co.uk)



## Key Points

- Business park environment
- Kitchen and staff welfare facilities
- Gas fired central heating
- Air conditioning to both first and ground floor
- 5 car parking spaces

## Description

The Property comprises a modern mid-terrace purpose built two storey office building. The ground floor accommodation comprises two partitioned offices to the front of the property. To the rear of which is a well presented kitchen and accessible WC. Externally there is a small paved area to the rear accessed via the kitchen. At first floor level is a large open plan office with good levels of natural light. There is also a further WC.

## Location

The Property is situated on Harlow Business Park, which was developed in phases from approximately 1990. The Park comprises a mixture of high-quality offices, industrial and warehousing space. Occupiers include Bidvest, and Molecular. Harlow Business Park is situated to the South-West of the town centre.

Harlow offers excellent roadlinks via the M11 to Junction 27 of the M25 or via the A414 to the A1 to the West and Chelmsford to the East. The property is situated approximately equidistant between Harlow Town and Roydon railway stations, each serving London Liverpool Street.

## Accommodation

Name	sq ft	sq m
Ground	938	87.14
1st	937	87.05
<b>Total</b>	<b>1,875</b>	<b>174.19</b>

## Terms

The Property is to let on a new fully insuring lease, for a term of years to be agreed

### 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.™

