



3 The Fairway, Bush Fair, Harlow, CM18 6LY

Industrial/Logistics For Sale | Guide Price £1,150,000 (plus VAT) to be confirmed |

7,486 sq ft

Industrial/warehouse unit

3 The Fairway, Bush Fair, Harlow, CM18 6LY

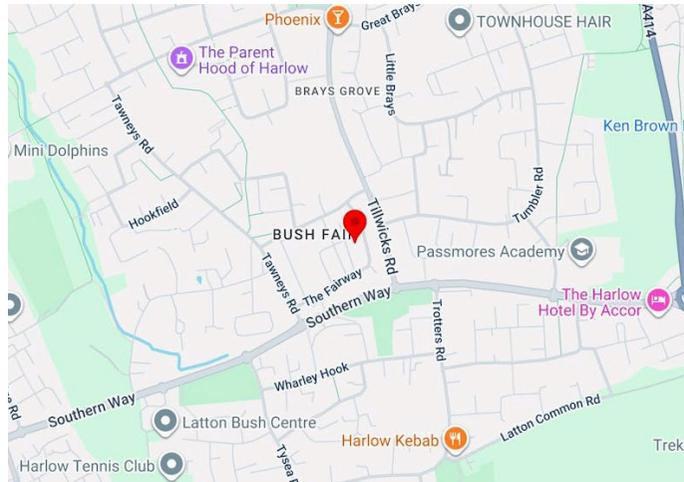
Summary

- Price: Guide Price £1,150,000 (plus VAT) to be confirmed
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £59,000. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.

Contact & Viewings

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Key Points

- Rare freehold opportunity within an established mixed commercial area
- Property capable of being let in various parts
- Eaves height of c.4m original warehouse
- 3 x electric roller shutter loading doors

Description

The Property comprises an industrial/warehouse unit of load bearing brickwork walls supporting steel trussed roof covered with a profile steel cladding. The unit has a roller shutter loading door at the front and an adjacent pedestrian door. The current occupier has built additional offices within part of the warehouse area which could be easily removed. The rear part of the premises is a linked two storey structure of load bearing brickwork construction under a pitched roof. The first floor is currently used as offices. Below the offices are two ground floor units each served by a roller shutter loading door which could be let separately to the main building.

Location

The Property is on The Fairway in the Bush Fair area of Harlow.



This is a dedicated industrial area and nearby occupiers include Pace Sheet Metal, Royce Power Transmission Ltd and Luminescence, as well as two local plant hire companies. Harlow has a number of major occupiers such as Raytheon, GlaxoSmithKline and Brakes Brothers. Junction 7 of the M11 (M25 Junction 27) is c.3 miles away and intersects with the M25 (Junction 27) approximately 5 miles to the South. Cambridge is c.40 miles to the North, Stansted International Airport is located just off Junction 8 of the M11, which is c.10 miles north of Junction 7.

Accommodation

Name	sq ft	sq m
Ground - front unit	4,756	441.85
1st - storage/plant room	890	82.68
1st - office	971	90.21
Ground - rear unit	869	80.73
Total	7,486	695.47

Terms

The Property is being offered freehold with vacant possession.

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