



## Part Everbrite House

Greenway, Harlow Business Park, Harlow, CM19 5QJ

### Offices with covered yard and parking

- Open plan air conditioned offices
- 12 car parking spaces
- Additional covered yard space
- No Service Charge

# Part Everbrite House, Greenway, Harlow Business Park, Harlow, CM19 5QJ

## Summary

Rent	£30,000 per annum
Business Rates	Details on request
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The Property comprises a ground floor office suite which benefits from air conditioning and its own kitchen.

The offices benefit from excellent natural daylight supplemented by LED lighting.

Externally there are 12 car parking spaces.

In addition there is a covered store which provides additional storage space for plant and equipment or additional car parking.

## Location

Harlow is a significant commercial centre in West Essex, enjoying good road links via J7 of the M11 to J27 of the M25 London orbital motorway some 6 miles South, and to Stansted approximately 13 miles to the North. The town also benefits from two railway stations, each serving London’s Liverpool Street via Tottenham Hale (Victoria Line).

The property is located on Harlow Business Park which provides an attractive landscaped environment for both industrial/warehouse and office occupiers. Local occupiers include Bidfood, Poundland, Clipper Logistics and Molecular Products.

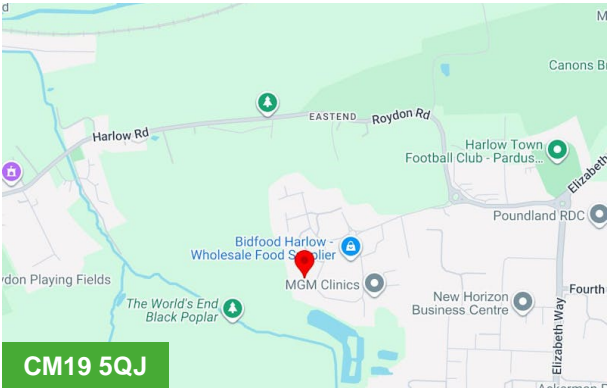
## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor Offices	1,336	124.12
Covered Store	1,808	167.97
<b>Total</b>	<b>3,144</b>	<b>292.09</b>

## Terms

The Property is available on a new lease direct from the Landlord. The Tenant shall be responsible for the maintenance and repair of the interior of the offices and also covered store. No service charge or contribution to other repairs will be required.



## Viewing & Further Information



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### IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

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