

UNIT 4 COLDHARBOUR PINNACLES ESTATE

Coldharbour Road, Harlow **CM19 5JH**

TO LET



3,509 SQ FT
(326 SQ M)

Industrial Warehouse Immediately Available

**Lambert
Smith
Hampton**

Unit 4 Coldharbour Pinnacles Estate, Harlow CM19 5JH

Description

The property comprises a modern mid-terrace industrial/warehouse unit of steel portal frame construction with profile metal cladding beneath pitched roofs incorporating translucent roof panels. The unit provides warehouse accommodation with ancillary office space.

Internally, the unit benefits from concrete flooring and gas-fired central heating within the offices. The warehouse provides a minimum eaves height of approximately 5.6 meters. Access to the warehouse is via one loading door from a communal rear service yard.

ACCOMMODATION	Sq Ft	Sq M
TOTAL (GIA)	3,509	326

Specification

- Painted Concrete Flooring
- 5.6 Metre Eaves
- Roller Shutter Door
- WC & Office Facilities
- Ample Parking

EPC

EPC Rating: E (118)

Terms

The Unit is available by way of sub-let/ assignment/ surrender & regrant of a new lease

Rent

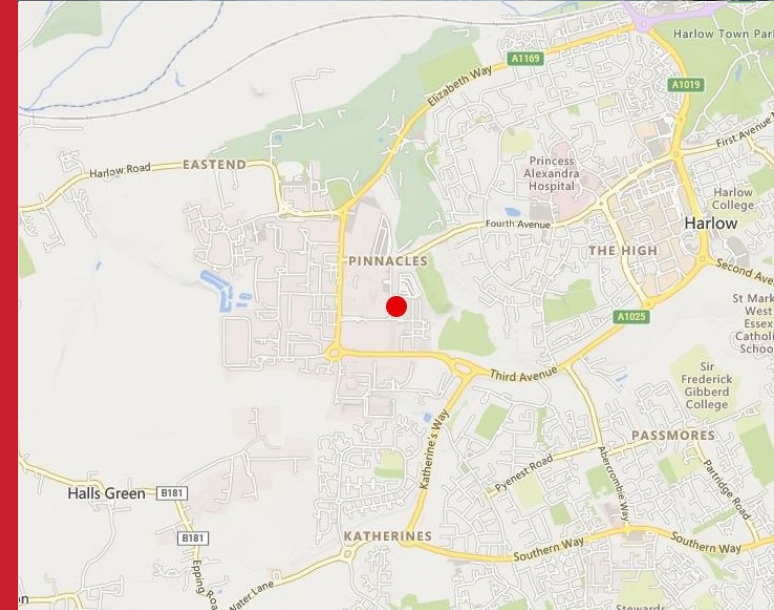
On Application

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



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Viewings By prior appointment only.

ANNIE SMITH

M 07860 657 533

E AnSmith@lsh.co.uk

HARRY TUDOR

M 07355 600 944

E HTudor@lsh.co.uk

CHARIS LOVEGROVE

M 07566 794 225

E clovegrove@lsh.co.uk

**Lambert
Smith
Hampton**