

## Temple Bank, Harlow, CM20 2DY

Industrial/Logistics To Let | Rent on application | 8,140 sq ft

Warehouse on a gated secure site

# Temple Bank, Harlow, CM20 2DY

## Summary

- Rent: Rent on application
- Business rates: According to The Valuation Office Agency website [www.vca.gov.uk](http://www.vca.gov.uk) the Rateable Value is £55,000. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Service charge: £5,031.99 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B

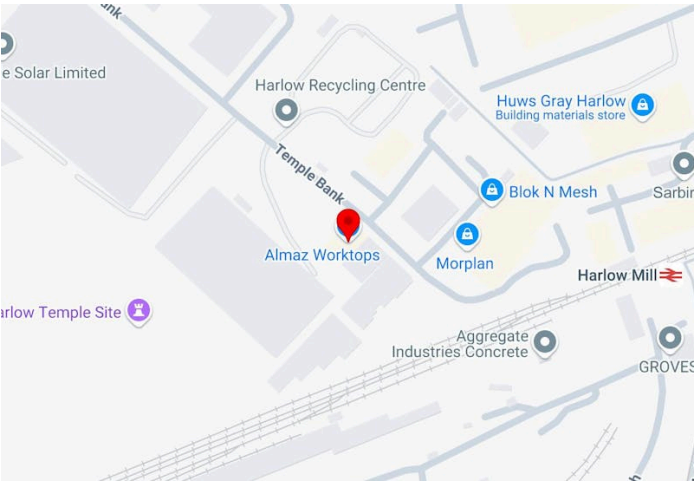
## Further information

- [View details on our website](#)

## Contact & Viewings

James Issako  
01279 620 200 | 07817 269 490  
[ji@dww.co.uk](mailto:ji@dww.co.uk)

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



## Key Points

- Suitable for a variety of storage uses
- Excellent eaves height of c.10.45m rising to 12.90m at the ridge
- Two large roller shutter loading doors
- All ground floor accommodation
- Generous parking provisions

## Description

The Property comprises a terraced industrial unit of steel frame construction with part sheet and blockwork elevations under a pitched cement sheet roof. The unit benefits from two large roller shutters with front and rear access.

The accommodation is all ground floor clear span space with excellent eaves height of c 10.4m. There are communal WC facilities and 3 phase power.

## Location

The Property is situated towards the end of Temple Bank. Temple Bank is just off Riverway within the heart of the Templefields industrial area, and enjoys good road access to the M11 via the A414.



The M11 intersects with the M25, approximately 5 miles to the South and Stansted International Airport located just off Junction 8 of the M11, which is approximately 10 miles north of Junction 7. Harlow Mill railway station serving London Liverpool Street via Tottenham Hale (Victoria Line) is within easy walking distance of the property.

## Accommodation

Name	sq ft	sq m
Ground - floor	8,140	756.23

## Terms

The Property is available to let on a new full repairing and 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.\*



