



## Warwick House, Perry Road, Harlow, CM18 7NF

Office To Let | £15,000 per annum | 1,450 sq ft

First Floor Class E space suitable for a variety of uses

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### Summary

- Rent: £15,000 per annum
- Business rates: According to The Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) website, the Rateable Value is £9,300 from the 1st April 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year. The property will potentially benefit from 100% small business rates relief.
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: C

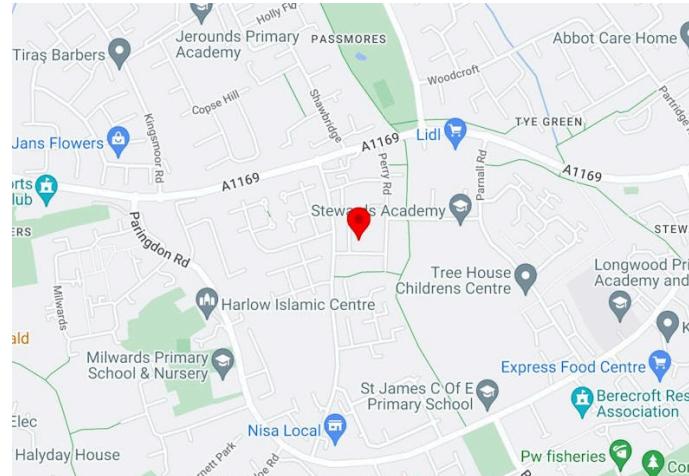
### Further information

- [View details on our website](#)

### Contact & Viewings

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5 miles north of Junction 27 of the M25.

### Description

The property forms part of Warwick House, a 2 storey mixed use development. The available space is situated at first floor level and although originally offered in an open plan format has subsequently been divided into a number of rooms. These could be retained or the space reconfigured to suite tenants requirements.

The property is considered to be suitable for a range of uses falling within Class E including offices, light production or consulting rooms.

### Location

The property is situated within the Staple Tye area of Harlow, Staple Tye shopping centre anchored by Lidl, Poundland and McDonald's is within easy walking distance of the property on Southern Way.

Southern Way leads directly to the A414 which then intersects with the M11 at Junction 7 some 5.

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