



## Burnt Mill, Harlow, CM20 2HS

Industrial/Logistics To Let | £30,000 per annum (Year 1) £22,500 is discounted by 25 percent (Year 2) reverts to £30,000 onward, plus VAT | 1,757 sq ft

\*\*\*\*25% DISCOUNT YEAR 1\*\*\*\* TRADE COUNTER\*\*\*\* in a industrial location in central Harlow close to major rail/road links. [www.dww.co.uk](http://www.dww.co.uk)



# Burnt Mill, Harlow, CM20 2HS

## Summary

- Rent: £30,000 per annum (Year 1) £22,500 is discounted by 25 percent (Year 2) reverts to £30,000 onward, plus VAT
- Business rates: To be confirmed
- VAT: Applicable
- Legal fees: Each party to bear their own costs

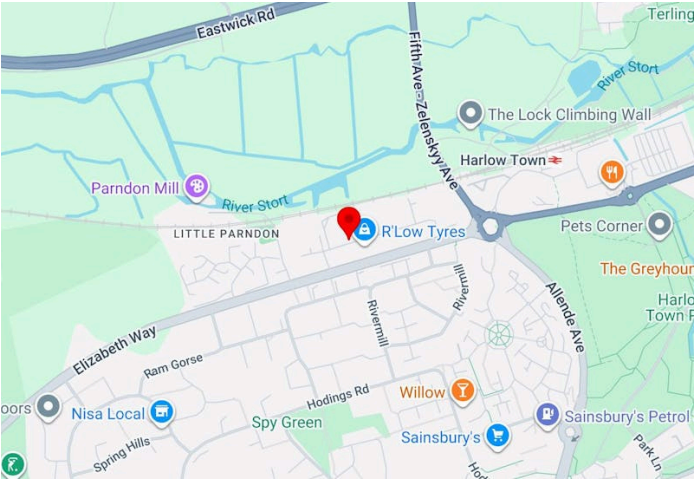
## Further information

- [View details on our website](#)

## Contact & Viewings

Rhys Southall  
01279 620 221 | 07960 548878  
rs@dww.co.uk

James Issako  
01279 620 200 | 07817 269 490  
ji@dww.co.uk



## Key Points

- 25% off first year (£22,661) plus VAT (Subject to lease terms)
- Good level of parking and loading provisions
- WC and kitchen facilities
- To be refurbished
- Trade centre location

## Description

The property comprises a mid-terrace industrial/trade counter unit concrete frame construction with brick and block infill. The unit has a pitched roof with an eaves height of 4.4m and a ridge height of 6m. Externally, there is a deep forecourt for loading and unloading, and generous parking facilities. The rest of the unit provides clear span storage/production space. Please note, the information, photos and plans provided are for general informative / illustrative purposes only.

## Location

Burnt Mill Business Park is an established trade counter estate; current operators include Pirtek, Howdens Joinery, City Electrical Factors and ATS Euromaster. The estate is located directly off Elizabeth Way, and is approximately 4.



5miles north of the M11, which connects to the M25 at Junction 27 and Stansted Airport (8 miles to the North East), and a short distance from the A414. Harlow Town Station is approximately 0.5 miles serving London Liverpool Street via Tottenham Hale.

## Accommodation

Name	sq ft	sq m
Ground - warehouse	1,757	163.23
Total	1,757	163.23

## Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £30,225 per annum exclusive. 25% off first year (£22,669) plus VAT (Subject to lease terms).

## Service charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

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."



