



Unit 15 & 16

Mead Park Industrial Estate, Harlow, CM20 2SE

Industrial/Warehouse Unit

13,156 sq ft
(1,222.23 sq m)

- Eaves height of 6.5m rising to 7.5m at ridge
- Yard depth approx. 19m suitable for artic lorry loading/unloading
- 3-phase electricity and gas supply to warehouse area
- Two concertina doors approx 3.8m width by 5m height
- First floor offices

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Summary

Available Size	13,156 sq ft
Rent	Available on request
Business Rates	According to The Valuation Office Agency website www.vca.gov.uk the Rateable Value is £111,000. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial years.
Service Charge	A service charge is payable in respect of the upkeep of the estate and onsite security. Details on request.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A modern mid terrace warehouse of steel portal frame construction originally constructed as two units. Vehicular access is via two concertina loading doors to the front elevation. There is two-storey office accommodation to the front of the unit with glazed double door pedestrian access. The unit is suitable for a wide range of production and storage uses.

Location

Mead Park is located on the established Templefields area of Harlow, immediately off River Way, connected by the A414, junctions 7 and 7a of the M11, or via the A414-A10 to Hertford, Hatfield and the M25. Cambridge is approximately 40 miles to the north. Stansted international airport is located just off junction 8 of the M11, which is approximately 7 miles north of junction 7a.

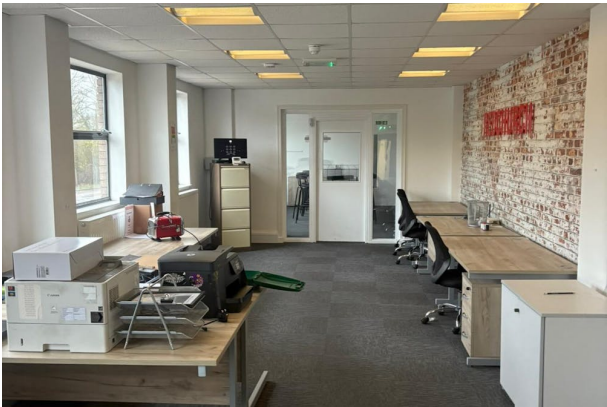
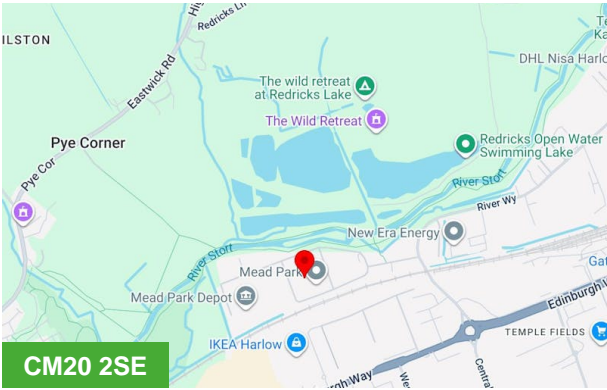
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	11,658	1,083.06
1st	1,498	139.17
Total	13,156	1,222.23

Terms

On application.



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

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." Generated on 04/12/2025