



## Stephen Taylor House

Edinburgh Place, Harlow, CM20 2DJ

### Detached two storey medical/office building

**3,716 sq ft**  
(345.23 sq m)

- Self contained site
- 13 car parking spaces
- Gas fired heating
- Excellent natural daylight
- Gross internal area 4,138 sq ft

# Stephen Taylor House, Edinburgh Place, Harlow, CM20 2DJ

## Summary

<b>Available Size</b>	3,716 sq ft
<b>Price</b>	£750,000
<b>Business Rates</b>	According to The Valuation Office Agency website <a href="http://www.voa.gov.uk">www.voa.gov.uk</a> the Rateable Value is £37,250. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
<b>Service Charge</b>	N/A
<b>VAT</b>	NOT APPLICABLE. TBC
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

Stephen Taylor House comprises a detached two storey purpose built medical building suitable for a variety of uses including offices. The property is mainly of brick clad elevations incorporating extensive double glazing to the front and rear all under a pitched and ridged roof.

Internally the accommodation provides a mix of offices, treatment rooms and staff welfare facilities. There are male and female W/Cs to each floor and a further accessible W/C at ground floor.

Externally there is a detached garage/storage building. A tarmacadam forecourt provides space for 13 cars.

## Location

The property is situated in Edinburgh Place just off Edinburgh Way close to the junction with River Way. Edinburgh Way is the main out of town retail, motor trade and trade counter location within Harlow. A number of food and beverage offers including Greggs and Costa are within easy walking distance of the premises.

Harlow Mill railway station serving London's Liverpool Street (via Tottenham Hale) to the south and Stansted International Airport and Cambridge to the north is within walking distance.

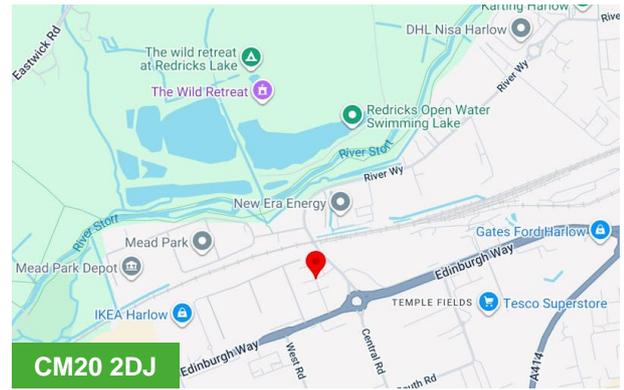
Road links are excellent. The recently opened Junction 7a serving the M11 and Cambridge to the North and intersecting to the M25 approximately 8 miles to the south.

Harlow itself is an expanding town with a resident population of approximately 93,000.

## Accommodation

The accommodation comprises the following net internal areas:

Description	sq ft	sq m
Ground floor	1,720	159.79
First floor	1,652	153.48
Garage / store	344	31.96



## Viewing & Further Information



**Simon Beeton**

01279 620225 | 07976 523 373

[scb@dww.co.uk](mailto:scb@dww.co.uk)



**Elizabeth Finch**

01279 620 222 | 07375 405 086

[ef@dww.co.uk](mailto:ef@dww.co.uk)

### 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

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