



## Unit 13

New Horizon Business Cente, Barrows Road, Harlow, CM19 5FN

### Self contained office

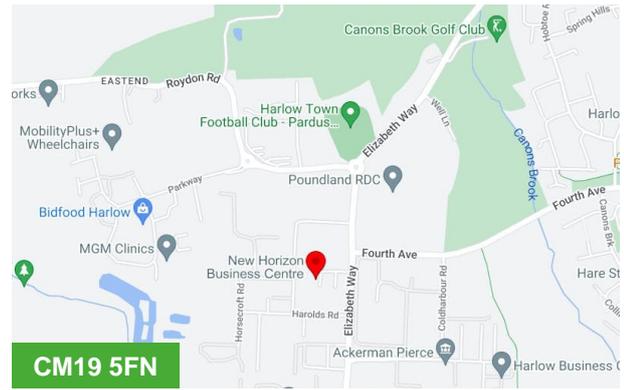
**4,744.60 sq ft**  
(440.79 sq m)

- A combination of open plan and cellular office space
- Part air-conditioned
- Kitchen and W.C facilities
- 13 car parking spaces plus permission from the management company to create further spaces

# Unit 13, New Horizon Business Centre, Barrows Road, Harlow, CM19 5FN

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 4,744.60 sq ft                     |
| Price          | £560,000                           |
| Business Rates | Upon Enquiry                       |
| Service Charge | £1,079.04 per annum                |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | B                                  |



## Description

The property comprises a two-storey end end-of-terrace self-contained office building.

Each floor offers a mixture of open plan and private office space all with perimeter trunking and electric panel radiators. Part of the space is air conditioned.

Externally the property benefits from generous parking provisions with 13 marked spaces.

## Location

The offices are prominently positioned in Barrows Road off of Elizabeth Way (A1169) within the Pinnacles industrial area of Harlow.

There is a bakery and small convenience store within a short walk.

The area is a short distance from the A414 which connects to the west with the A10 and eastwards to the M11 at junction 7.

The M11 thereafter links with the M25 approximately 6 miles south.

## Accommodation

The accommodation comprises the following areas:

| Name           | sq ft           | sq m          |
|----------------|-----------------|---------------|
| Ground - floor | 2,217.80        | 206.04        |
| 1st - floor    | 2,526.80        | 234.75        |
| <b>Total</b>   | <b>4,744.60</b> | <b>440.79</b> |



## Viewing & Further Information



**Elizabeth Finch**

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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

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