



**MEAD PARK**

**TO LET**  
**WAREHOUSE / INDUSTRIAL UNIT**  
**WITH SECURE YARDS**  
**46,363 SQ FT (4,307.26 SQ M)**

River Way, Harlow • CM20 2SE

**UNIT A&B**



# LOCATION

Mead Park is situated just north of Edinburgh Way (A414) in the Templefields area of Harlow within a short distance of a variety of retail parks and trade counter operators. The A414 provides prompt access to the M11 (J7) to the East and A10 to the West. The Park is also close to Harlow Town Station (35 mins to London Liverpool Street).

## UNIT A&B MEAD PARK



# SPECIFICATION



Property to be refurbished



Four sectional loading doors approx. 4.5m high x 4m wide



Detached unit with secure yards



43 car parking spaces



10.13m clear internal height (rising to 14.4m at the ridge)



24 hour security



## ACCOMMODATION

| AREA      | SQ FT  | SQ M     |
|-----------|--------|----------|
| Ground    | 43,727 | 4,062.37 |
| 1st Floor | 2,636  | 244.89   |
| Total     | 46,363 | 4,307.26 |

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### BUSINESS RATES

According to The Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) the Rateable Value is £347,500. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.

### SERVICE CHARGE

Available on request from the agents.

### EPC

EPC Rating C.

### VIEWINGS

For further information or to arrange a viewing, please contact the letting agents:



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