



E & F West Side

Flex Meadow, Harlow, CM19 5SR

Warehouse/Business Unit/Showroom

7,503 sq ft
(697.05 sq m)

- High quality office/showroom space at both ground and first floor
- Eaves height of c.7m
- Electric sectional up and over loading door
- 84 solar panels with monitoring service (TBC)
- Minimum 12 car parking spaces

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Summary

Available Size	7,503 sq ft
Rent	£70,000 per annum
Price	£1,150,000 Guide Price plus VAT
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £49,250. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
Service Charge	There is an informal service charge applicable - details on request
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The Property comprises a modern end-of-terrace unit with extensive glazed elevations. The Property has been configured to provide mainly ground floor office/showroom space with further showroom/office space at first floor level. The Unit benefits from a loading door and loading bay and first floor mezzanine storage. Currently the Property is divided to serve two businesses, but the vendor will/can adapt the space. Adaptations to include the removal of a large part of the first floor accommodation to reinstate it to a more conventional warehouse configuration. Further details on request.

Location

The Property is situated in The Pinnacles industrial area of Harlow which has attracted a wide range of businesses including companies such as GlaxoSmithKline, Clipper Logistics and Truck-lite. Harlow is situated adjacent to Junction 7 of the M11 intersecting with Junction 27 of the M25, some 5 miles south. The town benefits from two railway stations. Harlow Town offering fast and frequent service to London's Liverpool Street via Tottenham Hale (Victoria Line) and Stansted International Airport.

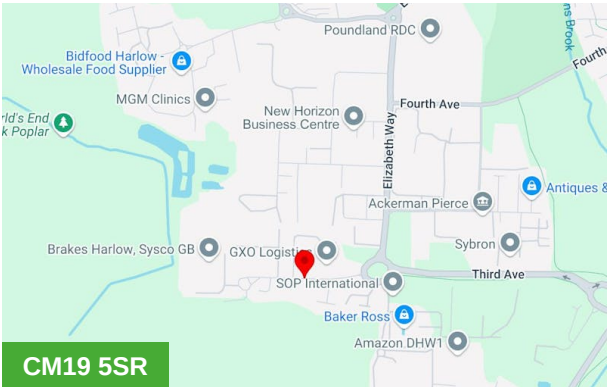
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,828	355.63
1st - office/showroom	2,918	271.09
Mezzanine - storage	757	70.33
Total	7,503	697.05

Terms

The Property is available on a freehold basis with vacant possession or alternatively on a new full repairing and insuring lease on terms to be agreed.



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;
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(iv) All prices quoted in these particulars may be subject to VAT in addition, and
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(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 22/07/2025