



Unit 1 Coldharbour Pinnacles Estate, Lovet Road, Harlow, CM19 5JH

Industrial/Logistics To Let | £78,500 per annum | 5,709 sq ft

Industrial/Warehouse unit with generous loading provisions

Unit 1 Coldharbour Pinnacles Estate, Lovet Road, Harlow, CM19 5JH

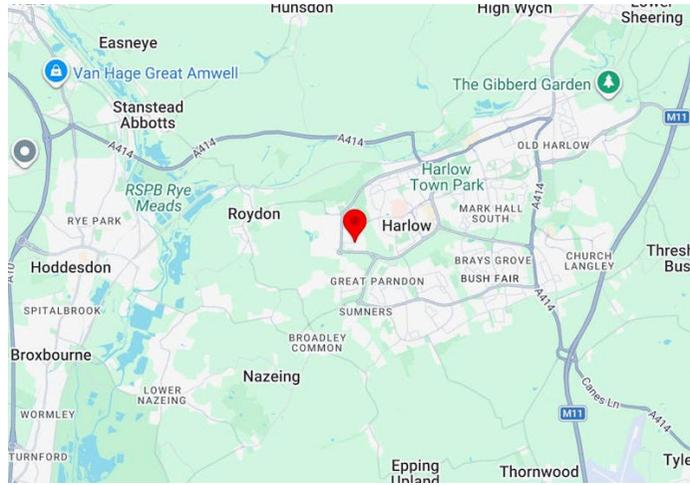
Summary

- Rent: £78,500 per annum
- Business rates: Estimate available on request
- Service charge: £2,903 per annum is budgeted for the current year expiring 31 March 2026. This is levied for the upkeep of the common areas of the Estate.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

Contact & Viewings

Rhys Southall MRICS
01279 620 221 | 07960 548878
rs@dww.co.uk

James Issako MRICS
01279 620 200 | 07817 269 490
ji@dww.co.uk



Key Points

- Fitted offices with gas central heating and air conditioning in part
- Rear service yard with excellent access for articulated vehicles
- 2 electric loading doors
- Parking at the front and rear
- Minimum eaves height of approximately 5.6m rising to 6.4m at the ridge

Description

The property comprises an industrial/warehouse unit of steel portal frame construction with access via two loading doors to the rear elevation and separate office access to the front elevation via a pedestrian door. There is car parking at both front and rear. Internally there is full height warehouse/industrial space, ground floor staff facilities and an open plan first floor office.

Location

The unit is located in the Pinnacles Industrial area close to other major occupiers such as Poundland, GlaxoSmithKline and Brake Bros. J7 of the M11 is approximately 4 miles away.

Cambridge is approximately 40 miles to the north. Stansted international airport is located just off J8 of the M11, which is approximately 10 miles north of J7.

Accommodation

Name	sq ft	sq m
Ground	5,152	478.64
1st	557	51.75
Total	5,709	530.39

Terms

Available by way of a new full repairing and insuring lease direct from the landlord.

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 artists' 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.*

