



## Unit 10 Coldharbour Pinnacles Estate, Lovet Road, Harlow, CM19 5JH

Industrial/Logistics To Let | £105,000 per annum | 7,619 sq ft

Industrial/Warehouse unit with generous loading provisions

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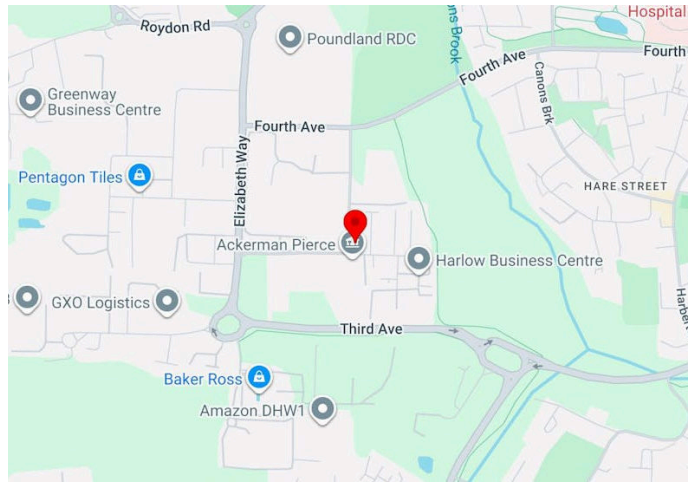
## Summary

- Rent: £105,000 per annum
- Business rates: According to The Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) the Rateable Value is £81,000. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Service charge: £3,875 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](mailto:rs@dww.co.uk)

James Issako MRICS  
01279 620 200 | 07817 269 490  
[ji@dww.co.uk](mailto:ji@dww.co.uk)



## Key Points

- To be refurbished
- Rear service yard with excellent access for articulated vehicles
- 2 electric loading doors (4m wide x 5m high)
- Parking at the front and rear
- Minimum eaves height of approximately 6.1m rising to 6.9m at the ridge
- EV charging points

## 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 first floor office space.

## 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	6,564	609.82
1st	1,055	98.01
<b>Total</b>	<b>7,619</b>	<b>707.83</b>

## Terms

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

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