



## Unit 4, Fourth Avenue, Harlow, CM20 1QR

Office, Retail To Let | £31,220 per annum | 1,517 sq ft

Ground floor commercial unit, suitable for a variety of uses

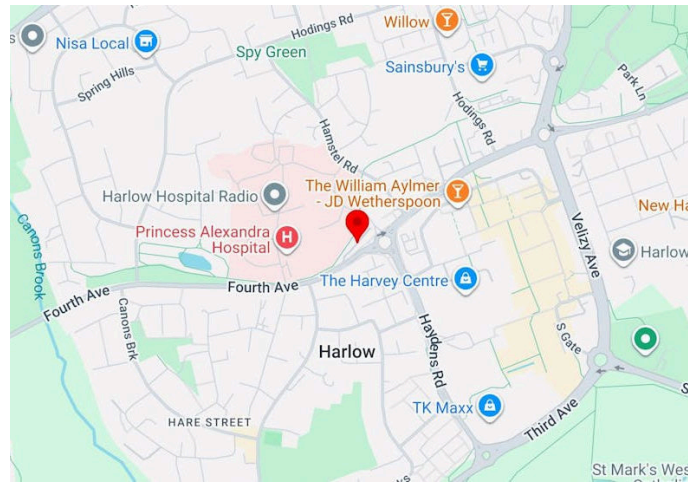
# Unit 4, Fourth Avenue, Harlow, CM20 1QR

## Summary

- Rent: £31,220 per annum
- Service charge: Circa £1.07 per sq ft
- VAT: Applicable
- Legal fees: Each party to bear their own costs

## Contact & Viewings

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## Key Points

- Prominent edge of town location
- Self-contained part of a landmark development
- Ground floor unit with rear loading
- Within walking distance of Princess Alexandra Hospital
- 1 car parking space
- Good levels of public car parks close by

## Description

The Property comprises of one of four individual ground floor units suitable for a variety of uses including offices, medical or retail showroom.

Unit 4 is self-contained with its own entrance, it's previous use being an office and incorporates a kitchen meeting room and 2 w/c's. T

## Location

The Square is conveniently situated on the edge of Harlow town centre within close proximity to Princess Alexandra Hospital and Sainsbury's.

Harlow Town railway station is c.1 mile from the property and serves London Liverpool Street (via Tottenham Hale).

Harlow is an expanding new town with a wide range of leisure, art and culture facilities situated on the borders of West Essex and East Hertfordshire.

## Accommodation

Name	sq ft	sq m	Availability
Ground - Office/retail	1,517	140.93	Available
<b>Total</b>	<b>1,517</b>	<b>140.93</b>	

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