



Unit 1 Ascent Park

Edinburgh Way, Harlow, CM20 2HW

Trade Counter Unit on a prominent trade estate

9,197 sq ft
(854.43 sq m)

- Adjacent occupiers include Screwfix, Carpets 4 Less and Magnet
- Prominent trade park with frontage to Edinburgh Way
- In the heart of the out of town retail, motor trade and leisure area
- Excellent car parking

Unit 1 Ascent Park, Edinburgh Way, Harlow, CM20 2HW

Summary

Available Size	9,197 sq ft
Rent	£140,250 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £91,500. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
Service Charge	£8,284.09 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

The property comprises an end of terrace industrial/warehouse unit forming part of a 9 unit scheme exclusively let to national trade counter operators.

The property is of steel portal frame construction with profile metal clad elevations under a pitched metal clad roof incorporating roof lights. The unit has an eaves height of approximately 7.7m and incorporates office/staff welfare accommodation over the ground and first floors. There is a glazed entrance lobby providing pedestrian access and a sectional loading door.

Location

The property is situated on Ascent Park which is prominently located on Edinburgh Way. Edinburgh Way is the main out of town retail/trade counter/motor trade/leisure location within Harlow. The building is within easy walking distance of Harlow Mill railway station serving London's Liverpool Street via Tottenham Hale (Victoria Line) to the south and Stansted Airport and Cambridge to the north.

Harlow has a current resident population of approximately 93,300 and is predicted to grow significantly over the coming years with a significant regeneration of Harlow Town Centre and the construction of Harlow North. The town's extensive out of town retail/trade counter/motor trade and leisure facilities continues to also attract a considerable number of visitors from the outlying districts.

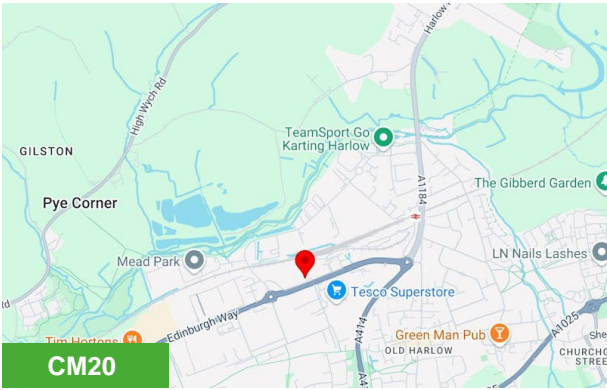
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - industrial	8,322	773.14
1st - office	875	81.29
Total	9,197	854.43

Terms

The property is available on a new fully repairing and insuring lease.



Viewing & Further Information



Simon Beeton
01279 620225 | 07976 523 373
scb@dww.co.uk



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

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;

(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 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 06/05/2025