



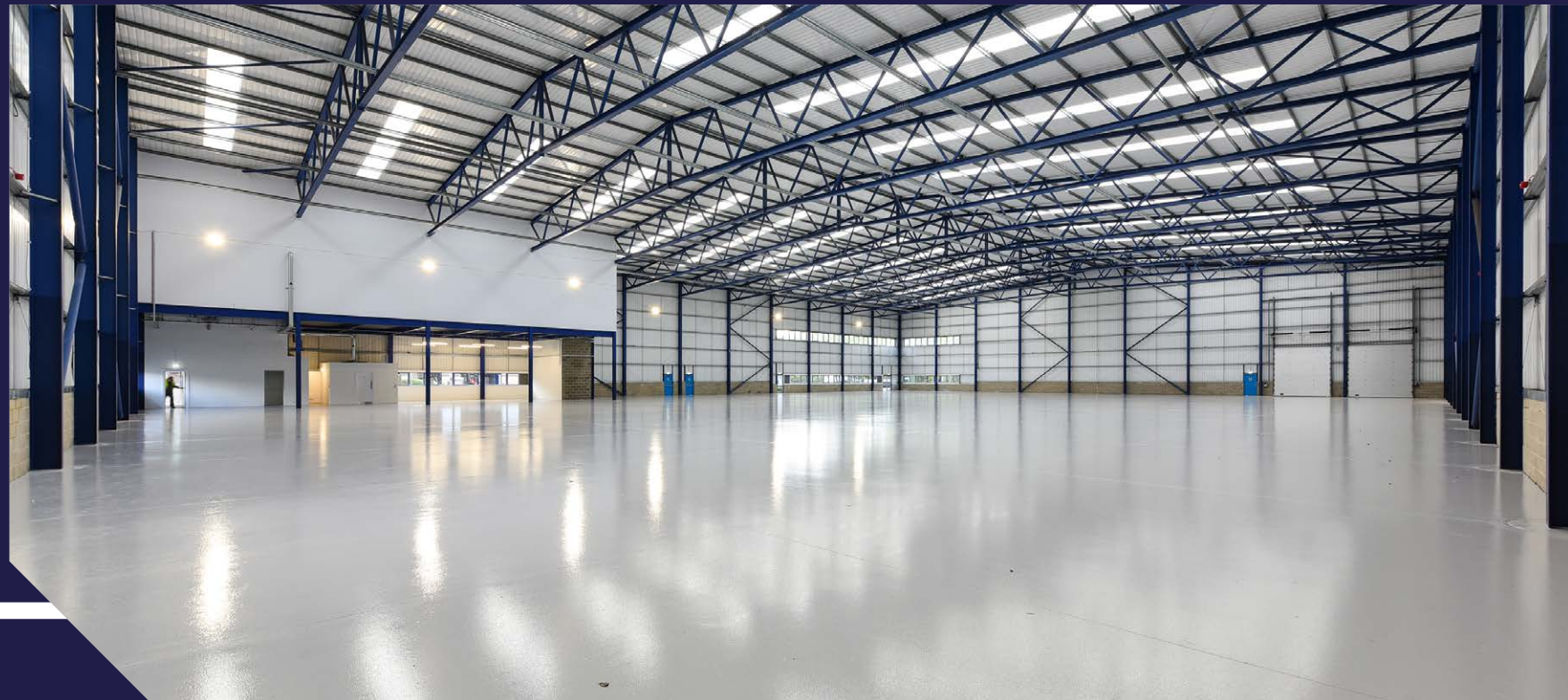
MEAD PARK

TO LET

**WAREHOUSE / INDUSTRIAL UNIT
WITH SECURE YARDS
46,363 SQ FT (4,307.26 SQ M)**

River Way, Harlow • CM20 2SE
w3w /// slice.shop.whips

UNIT A&B



LOCATION

Mead Park is situated just north of Edinburgh Way (A414) in the Templefields area of Harlow within a short distance of a variety of retail parks and trade counter operators. The A414 provides prompt access to the M11 (J7) to the East and A10 to the West. The Park is also close to Harlow Town Station (35 mins to London Liverpool Street).

UNIT A&B
MEAD PARK



SPECIFICATION



Total site area of 2.12 acres representing a 50% site coverage



Four sectional loading doors approx. 4.5m high x 4m wide



Detached unit with secure yards



43 car parking spaces



10.13m clear internal height (rising to 14.4m at the ridge)



24 hour estate security



ACCOMMODATION

The property provides the following approximate gross internal floor areas:

AREA	SQ FT	SQ M
Ground	43,727	4,062.37
1st Floor	2,636	244.89
Total	46,363	4,307.26

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46,363 SQ FT
(4,307.26 SQ M)



Contact landlord direct:

Matthew Reith
07780 483 283
matthew@4thindustrial.com

iboxproperty.com

BUSINESS RATES

According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £415,000. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.

SERVICE CHARGE

Available on request from the agents.

EPC

EPC Rating B42.

VIEWINGS

For further information or to arrange a viewing, please contact the letting agents:



Victoria Forster
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07974 366 137

Charlie Perkins
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07974 366 158



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