Derrick Wade Waters




# 7 Peartree Business Centre, Harlow, CM20 2BD

Industrial/Logistics To Let | £55,250 per annum | 3,682 sq ft

Modern industrial unit to let

www.dww.co.uk

Derrick Wade Waters

# 7 Peartree Business Centre, Harlow, CM20 2BD

## Summary

- Rent: £55,250 per annum
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £55,000. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Service charge: Available on application
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B (47)
- Lease: New Lease

## Further information

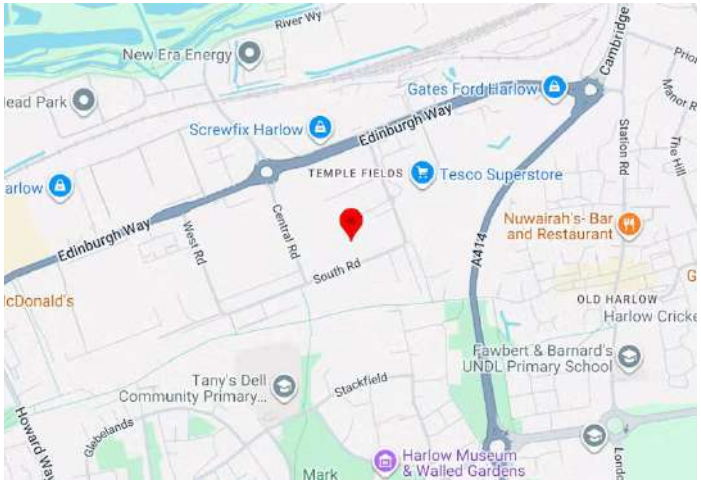
- View details on our website

## 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

- Clear span warehouse space
- Deep forecourt with generous loading provisions
- Kitchen/WC facilities
- Self contained secure site

## Description

The Property comprises a modern industrial/warehouse unit on an Estate featuring 11 other units. Internally the unit provides mainly clear span warehouse space. There is a kitchen, W/C and small office. Externally, the Property benefits from a forecourt providing loading provisions and generous parking provisions.

## Location

Peartree Business Centre is at the heart of the Templefields industrial area. It is conveniently located close to the retail parks on Edinburgh Way where occupiers include Tesco, Subway and Costa Coffee.

Harlow Mill station is within easy walking distance and offers a regular service to London Liverpool Street via Tottenham Hale (Victoria Line) to the south, and Stansted International Airport and Cambridge to the north.

Numerous bus routes serving the outlying districts are available from Edinburgh Way. Junction 7 and 7a of the M11 is approximately 4 miles away and intersects with the M25 at Junction 27, some 5 miles to the South.

## Accommodation

| Name | sq ft | sq m |
|---|---|---|
| Ground | 3,682 | 342.07 |

## Terms

The property is available to let on a new effectively fully repairing and insuring lease, for a term of years to be agreed.

"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' 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."

