



Unit 2 Joseph House

Harolds Road, Harlow, CM19 5BJ

Industrial/warehouse unit for sale

2,857 sq ft
(265.42 sq m)

- Rare freehold opportunity
- Electric roller shutter loading door
- Eaves height of approximately 4.73m
- Tea point and WC facilities
- 6 car parking spaces including space in front of loading door

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Summary

Available Size	2,857 sq ft
Price	£545,000
Business Rates	Upon Enquiry
Service Charge	None payable
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a modern mid-terrace unit of masonry construction with facing brickwork under a flat trussed roof incorporating translucent roof lights.

To the rear of the unit is two a storey office accommodation incorporating WC and staff facilities as well as a kitchen.

The property benefits from a large electric roller shutter.

Location

The property is situated at the end of Harolds Road which is situated in The Pinnacles area of Harlow. The Pinnacles has attracted a number of major occupiers including Poundland, GlaxoSmithKline and Brake Brothers.

Harlow is a significant commercial centre in West Essex, enjoying good road links via Junction 7/7a of the M11 to Junction 27 of the M25 London orbital motorway some 6 miles south and Stansted International Airport 15 miles to the north.

The town also benefits from two railway stations, each serving London Liverpool Street via Tottenham Hale (Victoria Line) and Stansted Airport.

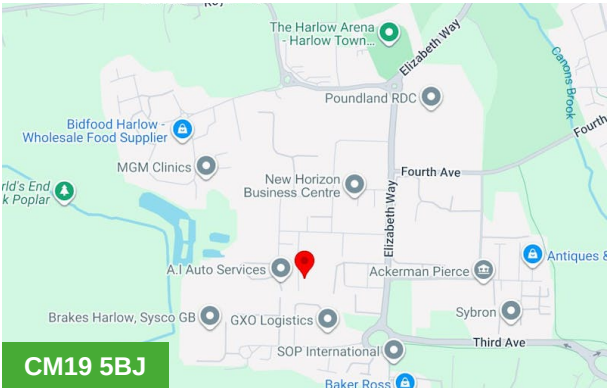
Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground floor	2,513	233.47
First floor office	344	31.96
Total	2,857	265.43

Terms

The property is available freehold with vacant possession.



Viewing & Further Information



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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

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