



**16-17 Oakwood Industrial Centre, South Road, Harlow, CM20 2AR**

Industrial/Logistics To Let | Rent on application | 33,173 sq ft  
Industrial/warehouse property with offices and yard space



# 16-17 Oakwood Industrial Centre, South Road, Harlow, CM20 2AR

## Summary

- Rent: Rent on application
- Business rates: According to The Valuation Office Agency website, [www.voa.gov.uk](http://www.voa.gov.uk), the Rateable Value is £158,000. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- VAT: Applicable
- Legal fees: Each party to bear their own costs

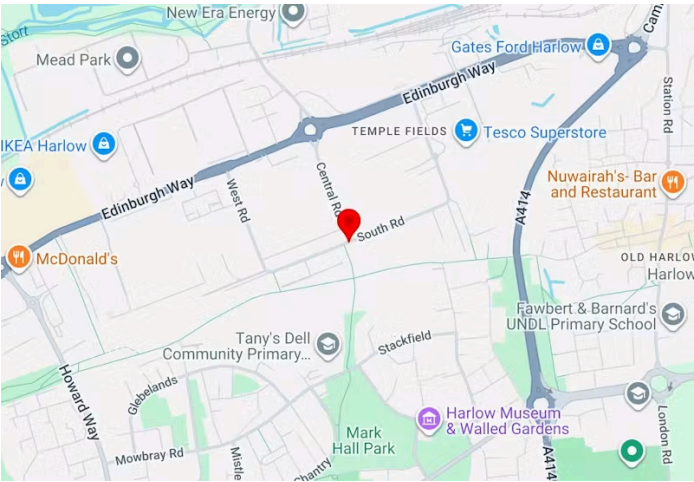
## Further information

- [View details on our website](#)

## Contact & Viewings

Rhys Southall MRICS  
01279 620 221 | 07960 548878  
[rs@dww.co.uk](mailto:rs@dww.co.uk)

James Issako MRICS  
01279 620 200 | 07817 269 490  
[ji@dww.co.uk](mailto:ji@dww.co.uk)



## Key Points

- Eaves height 5.18m rising to 7.7m at the ridge
- 2 surface level loading doors and once dock level loading door
- Electric heaters, no gas
- Private fenced and gated yard

## Description

The property comprises of a steel portal frame industrial unit providing clear span storage/production space with an eaves height of 5.18m. There are two surface level loading doors and one dock level loading door. The extension to the side and front of the property consists of ground floor production/office space with a canteen and staff facilities, while the first floor consists of office space.

Externally the property benefits from a secure and gated yard accessed via south road.

## Location

The property is situated close to the junction of South Road and East Road.



A Tesco supermarket and the retail and food and beverage outlets on Edinburgh Way are within easy walking distance as is Harlow Mill Railway station serving London's Liverpool Street and Stansted Airport. The recently opened Junction 7a of the M11 is 3.5 miles distant.

## Accommodation

| Name                       | sq ft  | sq m     |
|----------------------------|--------|----------|
| Ground - Industrial        | 23,420 | 2,175.79 |
| Ground - Canteen           | 1,342  | 124.68   |
| Ground - Production/office | 3,324  | 308.81   |
| 1st - Offices              | 2,449  | 227.52   |
| Mezzanine - Mezzanine      | 2,638  | 245.08   |
| Total                      | 33,173 | 3,081.88 |

## Terms

The property is being offered on new fully repairing and insuring lease for a term of years to be agreed.

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.\*



