



Former HSS Hire Unit

Edinburgh Way, Harlow, CM20 2DH

Former HSS Hire Unit Industrial/Warehouse Unit - To Let

17,662 sq ft
(1,640.85 sq m)

- Prominent location fronting Edinburgh Way
- Self contained
- Occupiers close by include Screwfix, Tesco and Formula 1
- In the heart of the out of town retail, motor trade and leisure area
- Warehouse/Industrial - B2, B8 use

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Former HSS Hire Unit, Edinburgh Way, Harlow, CM20 2DH

Summary

Available Size	17,662 sq ft
Rent	£175,000 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £95,500. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The property comprises a contained industrial/warehouse building which for many years has been occupied by HSS Hire. The property has a trade counter to the front elevation directly facing Edinburgh Way. To the rear of the trade counter area are further offices and staff welfare facilities beyond which there is main industrial/warehousing floor space. Externally there is car parking to the west elevation and a yard to the rear.

Industrial / warehouse unit with B2 and B8 use.

Location

The Property is situated within the main out of town retail, motor trade and trade counter area close to the junction of Edinburgh Way with North Place.

Harlow is an expanding town with a resident population of circa 93,000.

The town is served by two railway stations the nearest of which to the subject premises is at Harlow Mill serving London's Liverpool Street via Tottenham Hale (Victoria Line). The property is also within 4 miles of Junction 7a of the M11 motorway which intersects with the M25 at Junction 27. Road links are further enhanced by the A414 serving the A1 to the west and Chelmsford to the east.

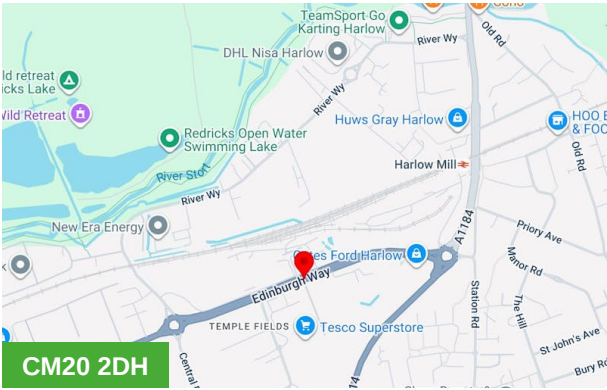
Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	17,746	1,648.66

Terms

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



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

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:
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