Derrick Wade Waters




# Unit 5 and 6 Marshgate Business Centre, Marshgate Centre, Harlow, CM19 5QP

Industrial/Logistics To Let | Rent on application | 8,773 sq ft

Industrial/warehouse unit plus mezzanine floors

www.dww.co.uk

## Accommodation

| Description | sq ft | sq m |
|---|---|---|
| Ground Floor | 6,472 | 601.27 |
| 1st Floor Office Area | 2,301 | 213.77 |
| 1st Flr Archive Mezzanine (poss office extension) | 311 | 28.89 |
| Production Mezzanine | 1,058 | 98.29 |
| Mezzanine Storage | 663 | 61.59 |
| **Total** | **10,805** | **1,003.81** |

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## Summary

- Rent: Rent on application
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £74,000. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Service charge: The current service charge is c.£3,822.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D (86)

## Further information

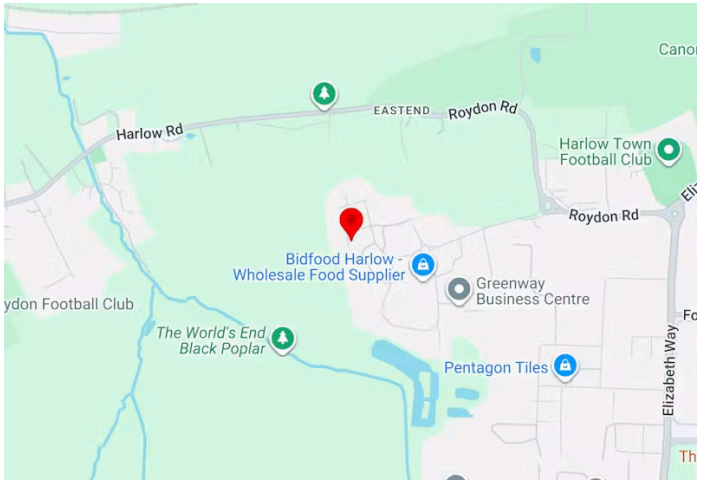
- View details on our website

## Contact & Viewings

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## Key Points

- Clear height of c.6.5m to the underside of the haunch
- Manual sectional up-and-over loading door (4m width by 4m height)
- Offices with air conditioning (heat and cool)
- Gas-gired space heating to warehouse
- Approximately 16 car parking spaces
- Further on street parking

## Description

The Property comprises an end-of-terrace industrial/warehouse building constructed as part of a 14-unit scheme in approximately 2006. The Property is finished to a high standard to include fully air-conditioned offices at both ground and first floor level. There is a staff restroom/kitchen together with WC facilities on the ground floor. Within the factory/warehouse, there are two mezzanine floors providing further production and storage space. The building benefits from a generous forecourt providing car parking and loading facilities.

## Location

The Property is situated on Harlow Business Park, which was developed in phases from approximately 1990. The Park comprises a mixture of high-quality offices, industrial and warehousing space. Occupiers include Bidfood and Molecular.

Harlow Business Park is situated the South-West of the town centre. Harlow offers excellent roadlinks via the M11 to Junction 27 of the M25 or via the A414 to the A1 to the West and Chelmsford to the East. The Property is situated approximately equidistant between Harlow Town and Roydon railway stations, each serving London Liverpool Street.

## Terms

On application

"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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(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."

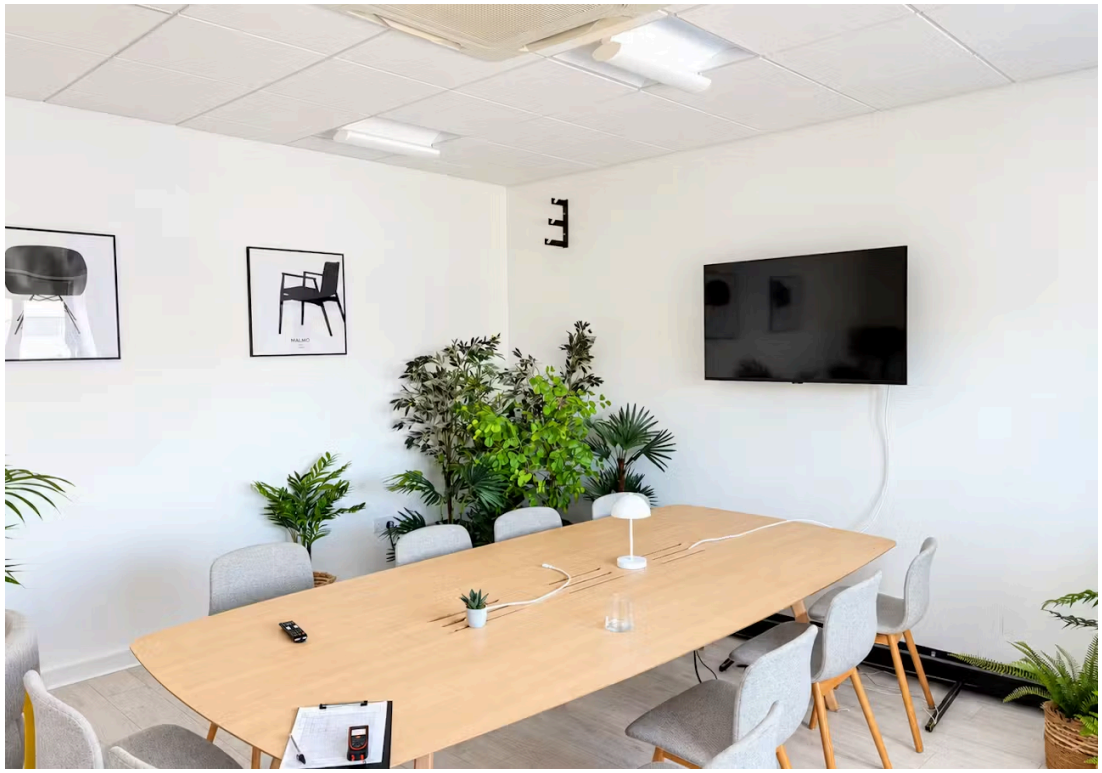

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CAUTION
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CAUTION
HEAVY PACKAGE
OVER 15kg
EP EQUIPMENT






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