



## **Part Everbrite House, Greenway, Harlow Business Park, Harlow, CM19 5QJ**

Industrial/Logistics To Let £30,000 per annum

Offices with covered yard and parking

[www.dww.co.uk](http://www.dww.co.uk)

# Part Everbrite House, Greenway, Harlow Business Park, Harlow, CM19 5QJ

## Summary

- Rent: £30,000 per annum
- Business rates: Details on request
- VAT: Applicable
- Legal fees: Each party to bear their own costs

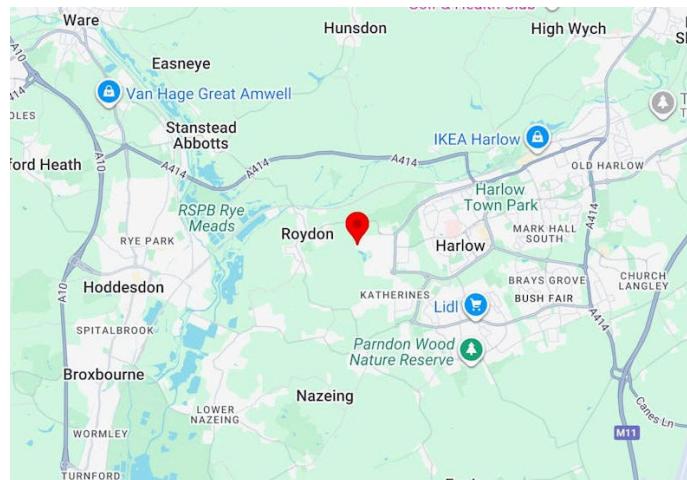
## Further information

- [View details on our website](#)

## Contact & Viewings

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## Key Points

- Open plan air conditioned offices
- 12 car parking spaces
- Additional covered yard space
- No Service Charge

## Description

The Property comprises a ground floor office suite which benefits from air conditioning and its own kitchen.

The offices benefit from excellent natural daylight supplemented by LED lighting.

Externally there are 12 car parking spaces.

In addition there is a covered store which provides additional storage space for plant and equipment or additional car parking.

## Location

Harlow is a significant commercial centre in West Essex, enjoying good road links via J7 of the M11 to J27 of the M25 London orbital motorway some 6 miles South, and to Stansted approximately 13 miles to the North.



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

The property is located on Harlow Business Park which provides an attractive landscaped environment for both industrial/warehouse and office occupiers. Local occupiers include Bidfood, Poundland, GXO and Molecular Products.

## Accommodation

Description	sq ft	sq m
Ground Floor Offices	1,336	124.12
Covered Store	1,808	167.97
<b>Total</b>	<b>3,144</b>	<b>292.09</b>

## Terms

The Property is available on a new lease direct from the Landlord. The Tenant shall be responsible for the maintenance and repair of the interior of the offices and also covered store. No service charge or contribution to other repairs will be required.

### MISREPRESENTATION CLAUSE

(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;

(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."

