



8 Kenrich Business Park

Elizabeth Way, Harlow, CM19 5TL

Industrial warehouse unit

1,130 sq ft
(104.98 sq m)

- 3 phase power
- WC/staff welfare facilities
- Average eaves height of 4.8m
- Sectional shutter loading door

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Summary

Available Size	1,130 sq ft
Rent	£17,400 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £10,750. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
Service Charge	There is no formal service charge in place but the Landlord retains the right to implement one in the future.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

Kenrich Business Park comprises 15 refurbished units of varying sizes on a secure gated site. Unit 15 is a mid-terraced unit of steel frame construction with steel clad elevations under a 'North Light' roof. Internally the unit principally comprises clear span industrial/warehouse floor space with an accessible W.C and Tea-point. The unit is lit via LED warehouse lighting.

Location

The Property is located prominently on Elizabeth Way (A1169) within the Pinnacles industrial/commercial area of Harlow. The area is a short distance from the A414 which connects with the A10 to the West and the M11 to the East at Junction 7. The M11 thereafter links with the M25 approximately 5.5 miles to the South. Harlow town train station is approximately 1.6 miles away which serve both Cambridge and London Liverpool Street, via Tottenham Hale (Victoria Line) Amenities close by include a petrol station, restaurant and bakers.

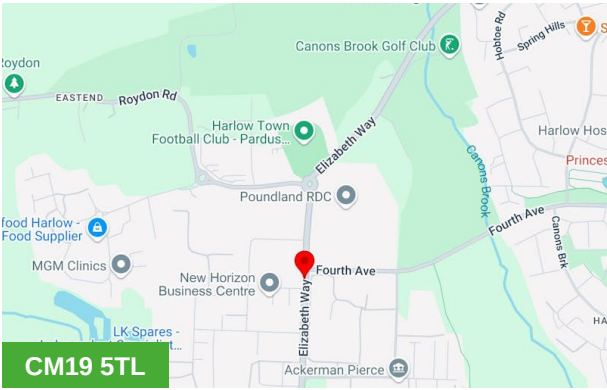
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,130	104.98

Terms

The unit is available on a new fully repairing and insuring lease for a period of 2-3 years.



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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(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." Generated on 05/09/2025