



Lyden House

South Road, Harlow, CM20 2BS

**Industrial/warehouse units
with an additional
mezzanine floor of 5,884 sq
ft (546.6 sq m)**

44,004 sq ft
(4,088.11 sq m)

- Self contained site
- Direct road frontage
- Eaves height of up to 9.5m
- Convenient location close to Tesco, retail parks and British Rail station

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Summary

Available Size	44,004 sq ft
Rent	£360,000 per annum
Rateable Value	£192,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The property comprises 2 main buildings on a self contained site. To the front of the site is a factory/warehouse building believed to have been erected in the 1960s. To the front of the unit is a 2 storey office component behind which is a steel framed factory/warehouse area having a minimum height of 4.8m which incorporates various mezzanine floors (in addition to the floor area stated above) totalling 5,884 sq ft (5446.6 sq m. Access is via 2 loading doors. A small link building connects the above to the rear warehouse which was built approximately 20 years ago. The warehouse is of steel portal frame construction offering clear span space having an eaves height of 9.5m rising to 10.9m at the ridge. The warehouse is accessed via a single loading door. The ground floor incorporates a trade counter and staff welfare facilities. At first floor level there is a mixture of open plan and cellular offices together with further staff welfare facilities. Externally, the property benefits from an enclosed yard/parking area together with further forecourt parking.

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.

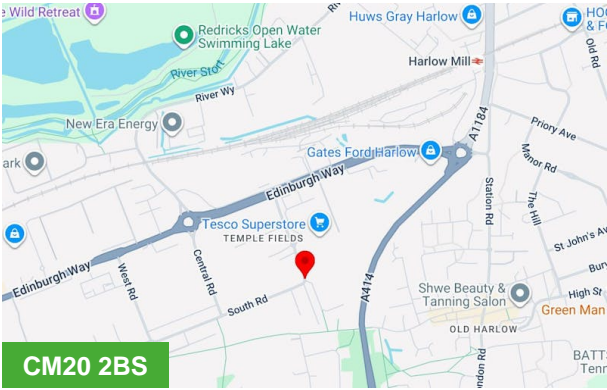
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Building - 1 - Offices/factory	25,156	2,337.07
Building - 2 - offices/factory	18,848	1,751.04
Total	44,004	4,088.11

Terms

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



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

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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 19/09/2025