



Unit 19 Riverside Business Park, Cambridge Road, Harlow, CM20 2HE

Industrial/Logistics To Let | £34,100 per annum | 1,973 sq ft

Industrial/Warehouse Unit For Let

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Summary

- Rent: £34,100 per annum
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £38,750. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Legal fees: Each party to bear their own costs
- Lease: New Lease

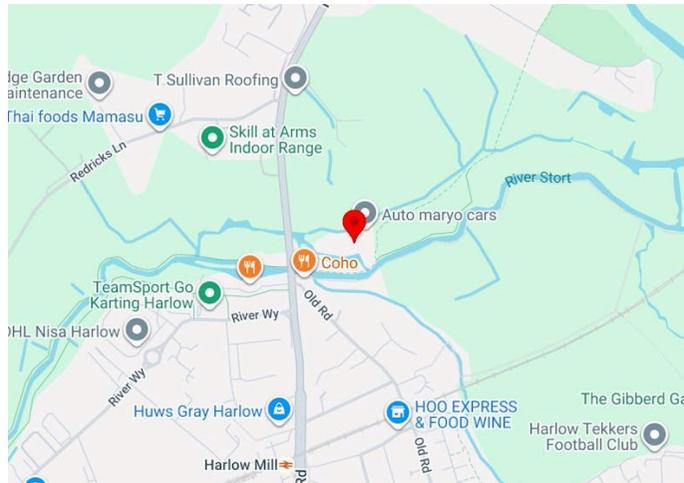
Further information

- [View details on our website](#)

Contact & Viewings

Rhys Southall MRICS
01279 620 221 | 07960 548878
rs@dww.co.uk

James Issako MRICS
01279 620 200 | 07817 269 490
ji@dww.co.uk



Key Points

- Led lighting throughout
- Eaves height 6.72m rising to 8.23m at the ridge
- Sectional up and over loading door (W 3.4m x H 5.7m)
- Parking for 5 cars
- 3 phase power
- Kitchenette/tea point
- 1 W/C

Description

The unit is of steel-framed construction with a steel-clad roof incorporating translucent roof lights. The elevations are mainly facing brickwork with extensive glazing to the front elevations. The unit has its own loading door and pedestrian entrance. The property also contains first floor office space with kitchenette, suspended ceiling and LED lighting.

Location

The Estate is located off of Cambridge Road which is the link road between Harlow and Sawbridgeworth. Junction 7 of the M11 is approximately 3.5 miles away. Cambridge is approximately 35 miles to the North, with Central London some 25 miles to the South. Harlow Town station is approximately 2 miles away with the property lying adjacent to Harlow Mill train station, providing a regular service into London Liverpool Street (in approximately 40 minutes) and also Cambridge.

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Stansted International Airport is located just off junction 8 of the M11, which is approximately 10 miles North of Junction 7.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,615	150.04	Available
1st	358	33.26	Available
Total	1,973	183.30	

Terms

The property is available on a fully repairing and insuring lease, for a number of years to be agreed.

