

**TO BE REFURBISHED**



## Unit G2, Riverway, Harlow, CM20 2DP

Industrial/Logistics To Let | 34,869 sq ft

INDUSTRIAL/WAREHOUSE UNIT

# Unit G2, Riverway, Harlow, CM20 2DP

## Summary

- Business rates: Available on application
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

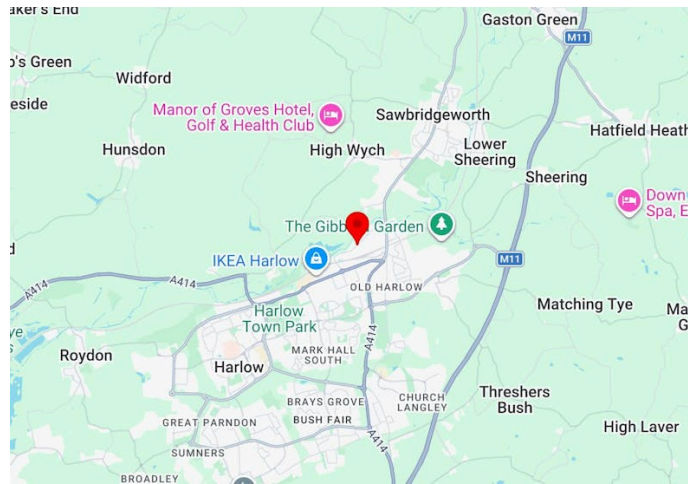
## Further information

- [View details on our website](#)

## Contact & Viewings

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## Key Points

- Eaves height of 8.33m rising to 9.7m at ridge.
- Three electric roller shutter loading doors (3.6m width by 5.2m high)
- 50m depth concreted yard
- Approximately 45 car parking spaces
- Portal frame construction providing clear span storage space
- Modern office accommodation and staff welfare facilities

## Description

The Property comprises a steel portal frame warehouse/production unit with a minimum eaves height of 8.2m. There are brick and blockwork elevations with insulated cladding to the roof and upper wall areas. There is a two-storey office pod to the front of the unit, along with onsite parking and loading/unloading facilities within an exclusive secure yard area.

Unit is available racked.

## Location

The property enjoys prominent road frontage to Cambridge Road close to its junction with Edinburgh Way. Junction 7, Harlow on the M11 is approximately 4 miles, the new junction 7A Harlow is approximately 2.7 miles.

Cambridge is around 35 miles to the north, with central London some 25 miles to the south. Harlow Mill main line station is within regular service into London Liverpool Street (in approximately 40 minutes) Cambridge can be reached in approximately 45 minutes. 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
Ground - Industrial/warehouse	29,673	2,756.71
Ground - Office	2,598	241.36
1st - Office	2,598	241.36
<b>Total</b>	<b>34,869</b>	<b>3,239.43</b>

## Terms

The property is available to let by way of a new fully repairing and insuring lease for a term of years to be agreed.

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