



7 Harlow Mill Business Centre

River Way, Harlow, CM20 2FD

Industrial / Warehouse Unit

2,469 sq ft
(229.38 sq m)

- Minimum eaves height of approximately 6.16m at the underside of the haunch rising to a maximum of 7.60m
- Electric sectional up-and-over loading door (c.3.5m wide by 4m high)
- Open plan offices to the first floor
- 3 Car parking spaces

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Summary

Available Size	2,469 sq ft
Rent	£38,250 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £21,250. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

Harlow Mill Business Centre comprises 16 modern steel framed industrial units formed in three terraces, with profile metal cladding to the external walls under a steel clad roof with translucent roof lights. The buildings benefit from excellent eaves height with a spacious open plan office element to the first floor.

Location

Harlow Mill Business Centre is located on River Way within the established Templefields industrial area of Harlow.

Junction 7 of the M11 is c.4 miles away. Cambridge is c.35 miles to the North, with central London some 25 miles to the South. Stansted International Airport is located just off Junction 8 of the M11, which is c.10 miles north of Junction 7.

Harlow Mill station, which is in easy walking distance of the property, serves London Liverpool Street (in approximately 40 minutes) and also Cambridge.

The retail and food and beverage outlets on Edinburgh Way are within easy walking distance.

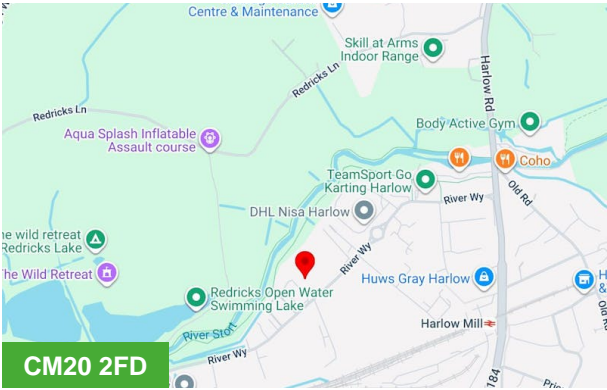
Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	1,857	172.52
First Floor	612	56.86
Total	2,469	229.38

Terms

The Property is available to let on a 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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