

TO BE REFURBISHED



Unit G1, Riverway, Harlow, CM20 2DP

Industrial/Logistics To Let | 23,200 sq ft

Industrial / Warehouse unit with prominent road frontage to Cambridge Road

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Summary

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

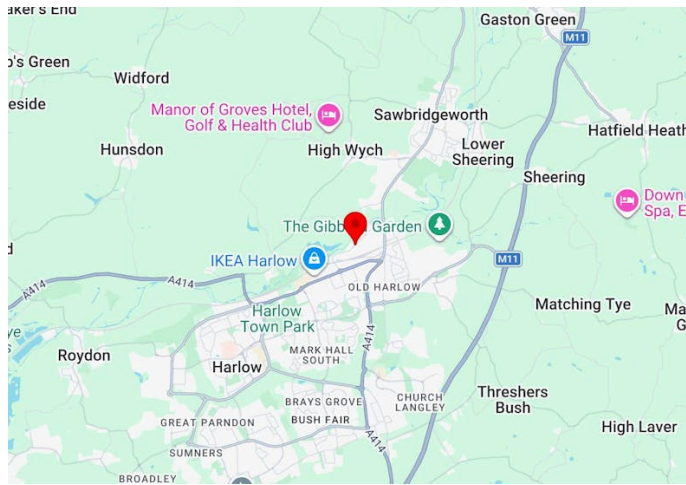
Further information

- [View details on our website](#)

Contact & Viewings

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Key Points

- Eaves height c.8m rising to 9.82m at the ridge
- Portal frame construction providing clear span storage space
- LED lighting
- 3 electric roller shutter doors to front elevation
- Extensive car parking/lorry parking to front yard
- Prominent location
- Roof was replaced in 2022
- Solar panels on the roof

Description

The Property comprises a steel portal frame warehouse with a minimum eaves height of 8.0m. 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 a generous yard area.

PLEASE NOTE RACKING IS TO BE REMOVED.

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	19,328	1,795.63
Ground - GF - office	1,938	180.05
1st	1,938	180.05
Total	23,204	2,155.73

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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Leistungen zu erbringen und
den Kunden zu unterstützen.
Wir sind stolz auf unsere
Leistungen und auf unsere
Kunden."