



1 Whitehall Estate, Flex Meadow, Harlow, CM19 5TJ

Office For Sale | £515,000 | 2,545 sq ft

For Sale Offices

1 Whitehall Estate, Flex Meadow, Harlow, CM19 5TJ

Summary

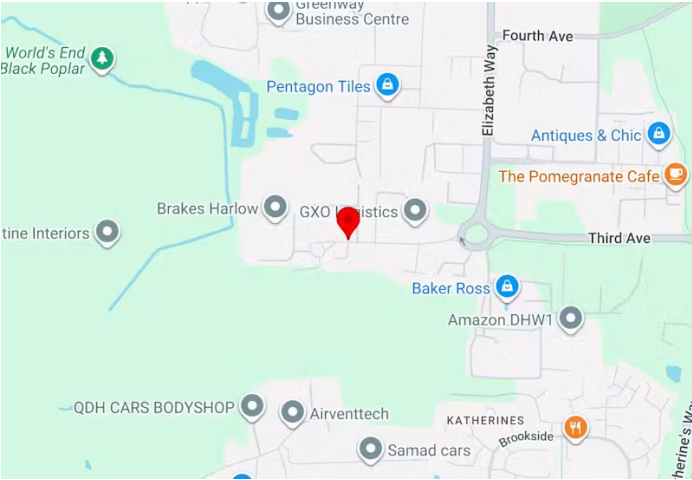
- Price: £515,000
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £29,750. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Service charge: TBC
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs

Further information

- [View details on our website](#)

Contact & Viewings

Elizabeth Finch
01279 620 222 | 07375 405 086
ef@dww.co.uk



Key Points

- Excellent natural daylight
- Gas central heating to radiators
- Suspended ceilings
- Air conditioning
- Kitchen
- Alarm
- 3 W/Cs
- 10 car parking spaces

Description

The Property comprises a self-contained two-storey brick built office believed to have been built in the late 1980s.

The accommodation is mainly open plan with some private offices formed in glazed partitioning.

The three W/Cs and kitchen are situated on the ground floor,.

Location

The Property is located within the Pinnacles area of Harlow

Junction 7 of the M11 is approximately 4 miles away and intersects with Junction 27 of the M25 approximately 6 miles to the south.



Stansted International Airport is located just off Junction 8 of the M11, which is approximately 10 miles north of Junction 7. Cambridge is approximately 35 miles to the north with central London some 25 miles to the south. Harlow Town main line station is within approximately 2 miles of the property, providing a regular service into London Liverpool Street (in approximately 40 minutes) and also Cambridge.

Accommodation

Description	sq ft	sq m
Ground Floor Offices	1,075	99.87
First Floor Offices	1,435	133.32
Kitchen	35	3.25
Total	2,545	236.44

MISREPRESENTATION CLAUSE
Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
(iii) No employee of Derrick Wade Waters Ltd (and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition, and
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;
(vi) All quoting rents, prices and terms are expressed subject to contract;
(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."

