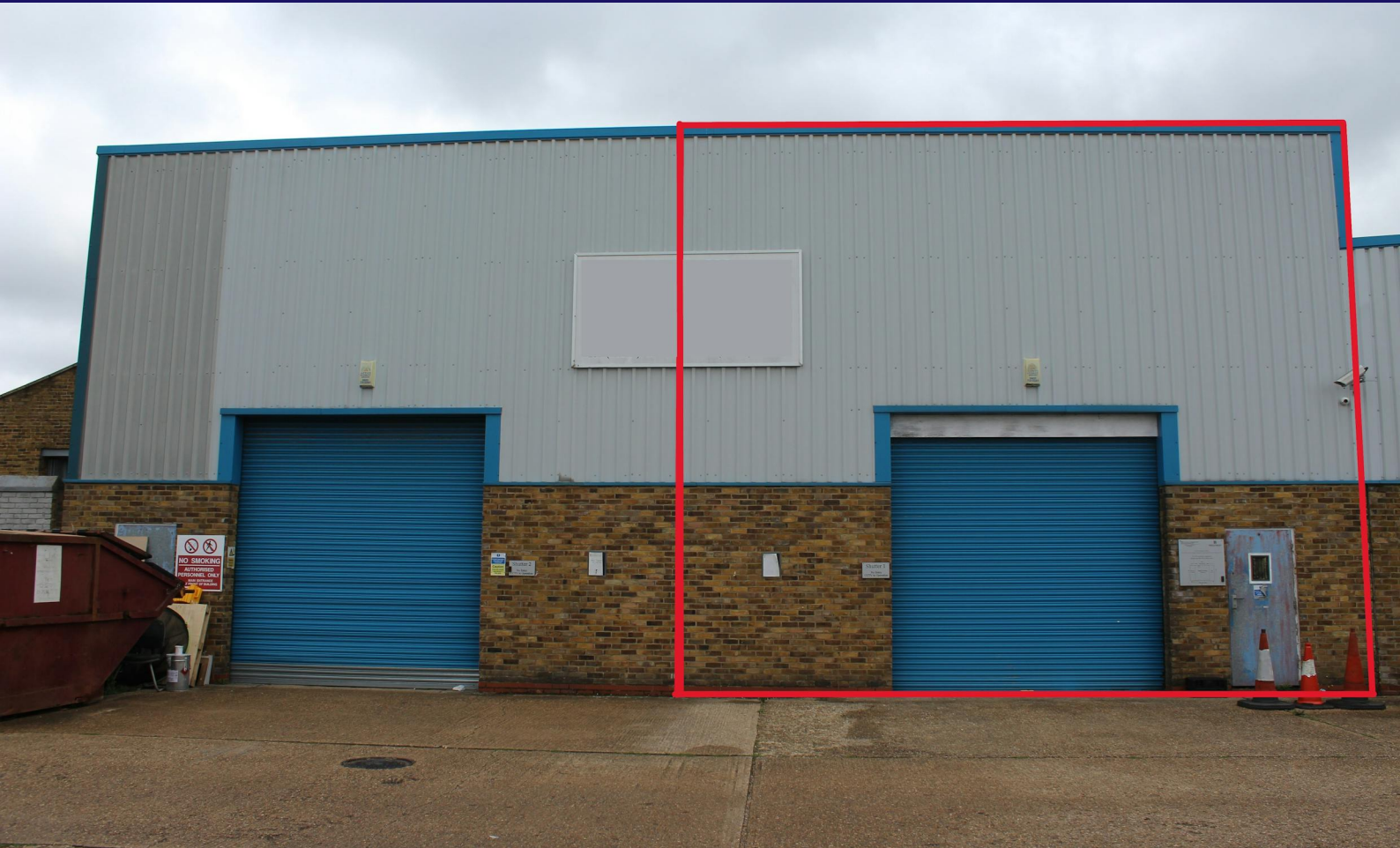




Unit 4

Harolds Road, The Pinnacles, Harlow, CM19 5BJ

Industrial/Warehouse Unit

2,783 sq ft
(258.55 sq m)

- Roller shutter door
- 3 phase power
- WC & staff welfare facilities

Unit 4, Harolds Road, The Pinnacles, Harlow, CM19 5BJ

Summary

Available Size	2,783 sq ft
Price	£415,000 + VAT
Business Rates	Upon Enquiry
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a light industrial unit, of concrete frame construction under a pitched sheet roof. The building has been extended to the front with the addition of a steel-framed structure with steel clad elevations.

The Property has been fitted as a joinery workshop with loading door. There are toilets, staff facilities and further storage space provided by a concrete first floor.

Location

The Property is situated at the end of Harolds Road which is situated in The Pinnacles area of Harlow. The Pinnacles has attracted a number of major occupiers including Poundland, GlaxoSmithKline and Brake Brothers.

Harlow is a significant commercial centre in West Essex, enjoying good road links via J7 of the M11 to J27 of the M25 London orbital motorway some 6 miles south and to Stansted approximately 15 miles to the north.

The town also benefits from two railway stations, each serving London's Liverpool Street via Tottenham Hale (Victoria Line) and Stansted International Airport.

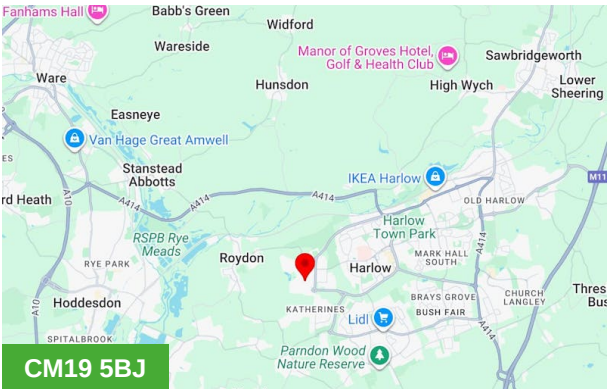
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,783	258.55
1st	505	46.92
Total	3,288	305.47

Terms

The Property is available on a freehold basis with vacant possession.



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

"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' 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." Generated on 10/10/2025