



Unit 6 New Horizon Business Centre, Harlow, CM19 5FN

Industrial/Logistics To Let | £45,000 per annum | 3,424 sq ft

Industrial/Warehouse Unit For Let

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Summary

- Rent: £45,000 per annum
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £32,750. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Service charge: To be Confirmed
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (65)
- Lease: New Lease

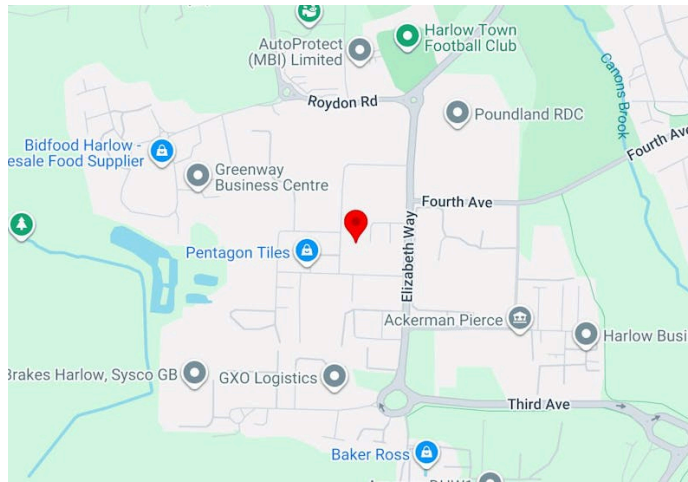
Further information

- [View details on our website](#)

Contact & Viewings

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Key Points

- Roller shutter loading door (width c.3.4m by height c.4.0 m)
- Eaves height 4.95 m
- 5 car parking spaces + ability to park in front of the roller shutter
- LED lighting to the warehouse

Description

The property comprises a mid-terraced industrial/warehouse unit of steel frame construction served by a roller shutter loading door. Externally there is a forecourt providing generous loading provisions and 5 car parking spaces. Internally the space is clear span providing storage/production space. To the front of the property is a small office and at the rear there are 2 W.C's and kitchenette.

Location

The Property is located off Harolds Road which in turn is situated off of Elizabeth Way (A1169) within the Pinnacles industrial/commercial area of Harlow. The area is a short distance from the A414 which connects to the West with the A10, and East to the M11 at Junction 7.



The M11 thereafter links with the M25 approximately 4 miles to the South.

Accommodation

Name	sq ft	sq m
Ground	3,424	318.10

Terms

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

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