



1 Temple Bank, Harlow, CM20 2DY

Industrial/Logistics To Let | Rent on application | 27,806 sq ft

DETACHED INDUSTRIAL/WAREHOUSE UNIT WITH YARD

Accommodation

Name	sq ft	sq m
Ground - Warehouse	24,038	2,233.20
Ground - office/ancillary accomodation	1,884	175.03
1st - Offices	1,884	175.03
Total	27,806	2,583.26

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Summary

- Rent: Rent on application
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £250,000. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
- Service charge: None payable
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

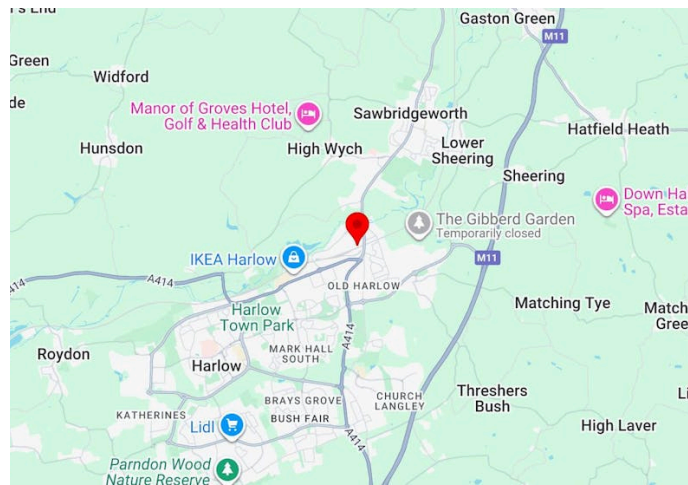
Further information

- [View details on our website](#)

Contact & Viewings

James Issako MRICS
01279 620 200 | 07817 269 490
ji@dww.co.uk

Rhys Southall MRICS
01279 620 221 | 07960 548878
rs@dww.co.uk



Key Points

- Fully detached with self-contained yard
- To be refurbished
- Open plan offices
- Sits on a site of 1.3 acres
- 6.2m to underside of haunch rising to 8m to underside of ridge
- Two 5m wide x 5.5m high sectional loading doors

Description

The property comprises a fully detached industrial/warehouse unit on a self contained site incorporating a fenced and gated yard, and separate staff/visitor parking. The building is believed to have been erected in the 1980s. The accommodation comprises a two-storey office element to the front elevation with its own dedicated access, behind which there is a clear span industrial/warehouse area.

Location

The property is situated just off Riverway within the Templefields industrial area of Harlow.



Harlow Mill Railway Station serving London Liverpool Street via Tottenham Hale (Victoria Line) to the South and Stansted International Airport and Cambridge to the North is within easy walking distance of the premises.

Access to the M11 via the A414 is available at Junction 7a serving Stansted International Airport and Cambridge to the North and intersecting with the M25 at Junction 27 c.5.5 miles to the South. The A414 also provides access to the A1 to the West and Chelmsford to the East.

Harlow is a significant West Essex town with an expanding resident population of c.89,500. Major occupiers within the immediate vicinity of the property include DHL, Clarins, Astro Lighting and Bunzl.

Terms

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

The Code for Leasing Business Premises in England and Wales

Mileway supports The Code for Leasing Business Premises in England and Wales 2007 produced by The Joint Working Group on Commercial Leases. Follow the Code at www.commercialsecode.co.uk. Small Business? For free help on negotiating a lease see www.leasebusinesspremisses.co.uk

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