



## 2 Windsor Place

Windsor Place, Harlow, CM20 2GQ

### Trade Counter / Showroom Business Unit

**8,343 sq ft**  
(775.09 sq m)

- Prominent location within main out of town/retail/car dealership
- Extensive glazed fenestration
- Substantial mezzanine/show room space at first floor
- Power supply of 183 kVa
- Sectional up and over loading door
- Generous forecourt with 20 marked car parking bays

London Office  
020 8808 2277  
london@dww.co.uk

Head Office  
01279 620 200  
harlow@dww.co.uk

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## Summary

<b>Available Size</b>	8,343 sq ft
<b>Rent</b>	£120,000.00 per annum
<b>Business Rates</b>	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £80,000 from the April 1st 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available.
<b>Service Charge</b>	None payable
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a modern detached trade counter/showroom/business unit with extensive glazed elevations. Internally there is ground floor offices, showroom or production space, served by a sectional loading door. At first floor level there is further office/showroom space and staff welfare facilities. Externally there is a yard providing generous loading provisions and 20 car parking spaces.

## Location

The Property is very prominently located close to the junction of Edinburgh Way with Riverway. Its immediate neighbours include Screwfix, Nicholls & Clarke, Magnet Kitchens, Euro Car Parts, Bristol Street Motors Peugeot, and Marshalls Volkswagen. Most national trade counter operators are within close proximity to the property, and the most out-of-town retailers are located on the various retail parks that front Edinburgh Way. The property is within easy walking distance of Harlow Mill station serving London Liverpool Street via Tottenham Hale (Victoria line). Harlow is situated to the East of the M11 and Junction 7 (c.3 miles) and 7A is (c.4 miles) from the property. Harlow is an expanding new town with a current population of c.90,500. This is due to increase with major housing developments planned for the area.

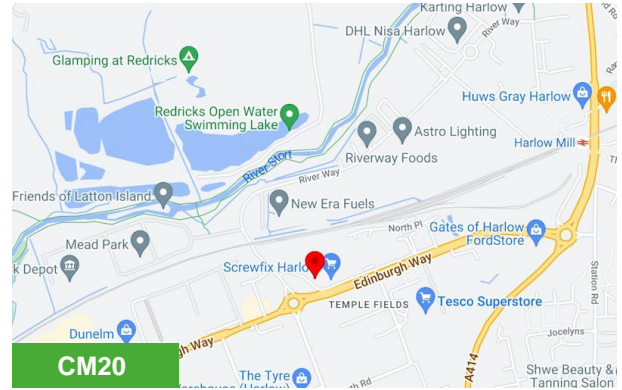
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Floor	5,541	514.78
1st - Floor	2,802	260.31
<b>Total</b>	<b>8,343</b>	<b>775.09</b>

## Terms

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



## Viewing & Further Information



### James Issako

01279 620 200 | 07817 269 490

ji@dww.co.uk



### Simon Beeton

01279 620225 | 07976 523 373

scb@dww.co.uk

### 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:  
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(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." Generated on 04/04/2024