



## Unit 11 Harlow Mill

Riverway, Harlow Mill Business Centre, Harlow, CM20 2FD

### Industrial modern warehouse on modern gated development with canopy

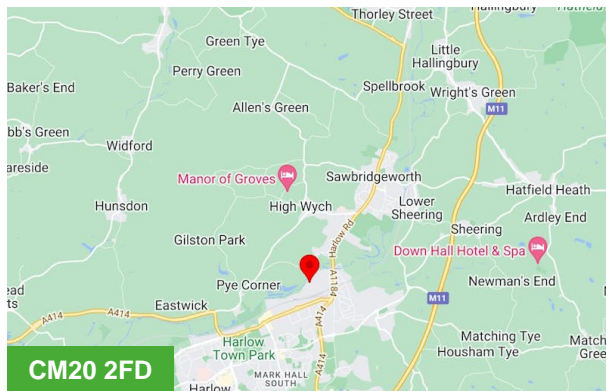
**3,432 sq ft**  
(318.84 sq m)

- Modern gated development
- Electrical sectional up-and over loading door (c.3.5m width by 4.0m high)
- Eaves height of 6.67m rising to 8.46m at the ridge
- Open plan office to the first floor
- LED lighting to the warehouse

# Unit 11 Harlow Mill, Riverway, Harlow Mill Business Centre, Harlow, CM20 2FD

## Summary

<b>Available Size</b>	3,432 sq ft
<b>Rent</b>	£47,000.00 per annum
<b>Business Rates</b>	According to The Valuation Office Agency website <a href="http://www.voa.gov.uk">www.voa.gov.uk</a> website, the Rateable Value is £28,750 from the 1st of April 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>	£0.91 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry



## Description

The Centre comprises 16 modern steel-framed warehouse/industrial units formed in three terraces, with profile metal cladding to the external elevations under a steel-clad roof with translucent roof lights. The unit benefits from excellent eaves height with a spacious open plan office to the first floor. Additionally, there is a single W.C on the ground floor.

## Location

The Estate is located on Riverway within the established Templefields industrial area of Harlow. The M11 is approximately 4.5 miles to the south which connects to the M25 at Junction 27, a further 6.6 miles to the south. Stansted International Airport is 8 miles to the north-east. Harlow Mill Station, which is within easy walking distance, serves London Liverpool Street via Tottenham Hale (Victoria Line) within 40 minutes.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - floor	2,519	234.02
1st - floor	624	57.97
<b>Total</b>	<b>3,143</b>	<b>291.99</b>

## Terms

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



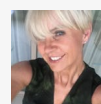
## Viewing & Further Information



**James Issako**

01279 620 200 | 07817 269 490

[ji@dww.co.uk](mailto:ji@dww.co.uk)



**Elizabeth Finch**

01279 620 222 | 07375 405 086

[ef@dww.co.uk](mailto:ef@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

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