



1 Horsecroft Place

Harlow, CM19 5BT

Industrial/Warehouse with gated yard

2,035 sq ft
(189.06 sq m)

- 3 phase power
- Tea-point and staff welfare facilities
- Reznor Gas warehouse space heater
- Gated yard with additional parking in communal areas
- Lighting to be upgraded to LED

1 Horsecroft Place, Harlow, CM19 5BT

Summary

Available Size	2,035 sq ft
Rent	£24,000.00 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £13,750 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.
Service Charge	No formal service charge
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - warehouse	1,531	142.23
Mezzanine - store	504	46.82
Total	2,035	189.05

Description

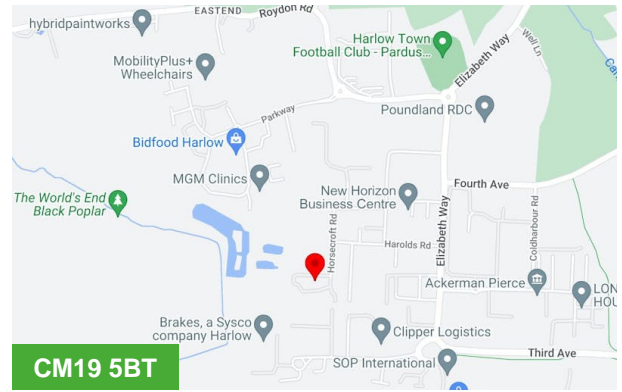
The property comprises an end-of terrace industrial unit of concrete frame construction with elevations being part block and brick infill and profile steel cladding. The Unit is arranged to provide office and staff welfare facilities at the front and then this leads to a clear span warehouse/production space. The property benefits from a large concertina loading door which leads out on to its own gated yard area.

Location

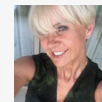
The property is situated just off Harold Roads which in turn is just off Elizabeth Way (A1169) on the West side of Harlow. Harlow is a significant commercial centre in West Essex, enjoying good road links via J7 of the M11 to J27 of the M25 London orbital motorway some 6 miles South, and to Stansted approximately 8 miles to the North. The town also benefits from two railway stations, each serving London Liverpool Street via Tottenham Hale (Victoria Line).

Terms

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



Viewing & Further Information



Elizabeth Finch

01279 620 222 | 07375 405 086
ef@dww.co.uk



James Issako

01279 620 200 | 07817 269 490
ji@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:
(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'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 23/05/2024