



## Unit 2

Dukes Park, Harlow, CM20 2GF

**Trade counter unit on a  
prime trade park**

**7,707 sq ft**  
(716 sq m)

- Eaves height of 8.11m rising to 8.2 at the ridge
- Staff welfare facilities including kitchen
- Mezzanine floor providing further storage space
- Signage opportunities visible from Edinburgh Way
- 15 car parking spaces

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# Unit 2, Dukes Park, Harlow, CM20 2GF

## Summary

<b>Available Size</b>	7,707 sq ft
<b>Rent</b>	£132,250 per annum
<b>Business Rates</b>	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £80,500 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>	Details on request
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - floor	7,707	716
Mezzanine - floor	1,701	158.03
<b>Total</b>	<b>9,408</b>	<b>874.03</b>

## Description

The property comprises a single storey mid-terraced trade counter unit located on a prime trade estate, formerly occupied by Benchmarx. The Unit provides clear span storage space served by a sectional loading door. There is a personnel entrance which leads into an office area previously fitted as a trade/display area. There are also two toilets and a small kitchen. A mezzanine floor oversails the entire office/trade counter area. Externally there is a staff and customer parking consisting of 15 dedicated spaces and a generous forecourt for loading/unloading.

## Location

The Property is situated on a prime trade park with direct access from Edinburgh Way. Occupiers on the Estate include City Plumbing Supplies, Brewers, Tile Giant, and Toolstation and Halford Autocentre.

Adjacent occupiers include Lok'n Store and B&Q, and the Scheme lies within the main bulky good retailing area of Harlow where complementary occupiers also include Homebase, Screwfix, Travis Perkins, Plumbcity, Dulux and other national occupiers.

## 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



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### 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;
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  - (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 17/06/2024