



Josephs House

Harolds Road, Harlow, CM19 5BJ

Industrial/warehouse

1,599 sq ft
(148.55 sq m)

- Roller shutter loading door 3.98m x wide 5.2m high
- Eaves height of 4.73m
- Kitchen W.C facilities
- 3 car parking spaces
- Motor trade not accepted

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Summary

Available Size	1,599 sq ft
Rent	£19,000 per annum
Business Rates	To be confirmed
Service Charge	No formal service charge but the tenant will be pay a fair and reasonable proportion of the utility bills based on their occupation. This will be paid monthly direct to the Landlord.
VAT	Applicable
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - floor	1,186	110.18
Ground - Shared space	413	38.37
Total	1,599	148.55

Description

Joseph House comprises an end-of-terrace industrial unit of masonry construction with facing brickwork under a trussed flat roof incorporating translucent roof lights.

At ground floor level is a workshop, additionally, there is a reception/office and two toilets and a kitchen which are shared with the office above. The unit benefits from a large roller shutter and 3 car parking spaces.

Location

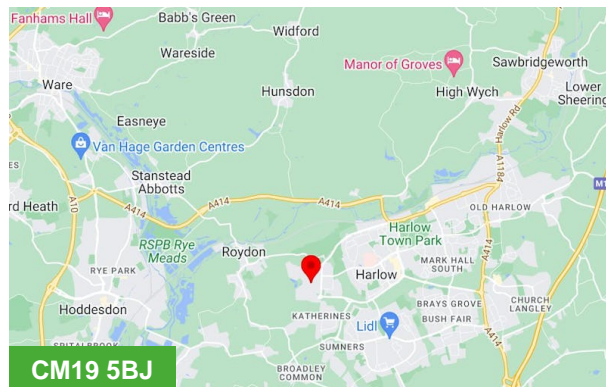
The property is situated at the end of Harolds Road which is situated in The Pinnacles area of Harlow. The Pinnacles has attracted a number of major occupiers including Poundland, GlaxoSmithKline and Brake Brothers.

Harlow is a significant commercial centre in West Essex, enjoying good road links via J7/J7A of the M11 to J27 of the M25 London orbital motorway some 6 miles South and to Stansted approximately 15 miles to the North.

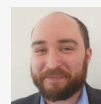
The town also benefits from two railway stations, each serving London Liverpool Street via Tottenham Hale (Victoria Line) and Stansted Airport.

Terms

The property is available to let on new internal 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

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