



Unit 1

Parkend, Harlow, CM19 5QF

Industrial/Warehouse

5,026 sq ft
(466.93 sq m)

- Quality modern space
- Electric sectional loading door
- Staff welfare facilities including kitchen/breakout area
- Air conditioning and LED lighting throughout
- Alarm and CCTV cameras fitted

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Summary

Available Size	5,026 sq ft
Rent	£60,000 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £36,250 from the 1st of April 2023.
Service Charge	To be confirmed
VAT	To be confirmed
EPC Rating	Upon enquiry

Description

The Property comprises a modern end of -terrace unit of steel frame construction with part-brick infill and profile sheet cladding to the elevations, under an insulated pitched roof with translucent rooflights. On the ground floor there is a reception area with two toilets directly off this and access to the warehouse/production space. A mezzanine floor has been fitted which in part provides first floor office accommodation and a breakout area/kitchen. Additionally there is also a large first floor storage area within the mezzanine with a pallet gate. Externally there is a brick paved forecourt for loading and unloading, and car parking. In addition to the spaces which are in the ownership of the property there is a communal parking area.

Location

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 13 miles to the North. The town also benefits from two railway stations, each serving London's Liverpool Street via Tottenham Hale (Victoria Line). The property is located within a gated estate on Harlow Business Park which provides an attractive landscaped environment for both industrial/warehouse and office occupiers. Local occupiers include 3663, Poundland, Clipper Logistics and Molecular Products.

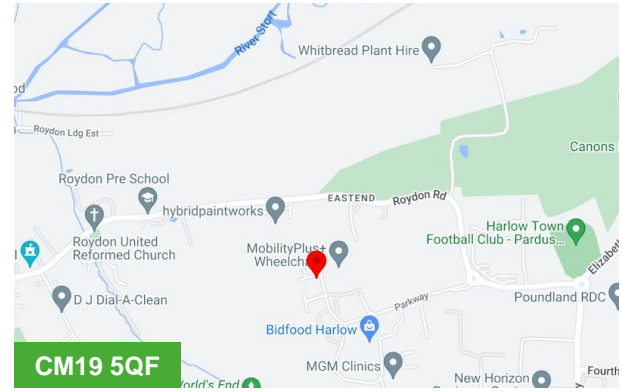
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - floor	3,429	318.56
Mezzanine - mezzanine	737	68.47
1st - floor office	860	79.90
Total	5,026	466.93

Terms

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



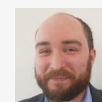
Viewing & Further Information



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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:
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(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;
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(iv) All prices quoted in these particulars may be subject to VAT in addition; and
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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 15/07/2024