

ASCENTPARK UNIT 1

INDUSTRIAL / WAREHOUSE / TRADE COUNTER UNIT

9,197 sq ft (854.40 sq m)



TO LET

ASCENT PARK, EDINBURGH WAY, HARLOW CM20 2HW



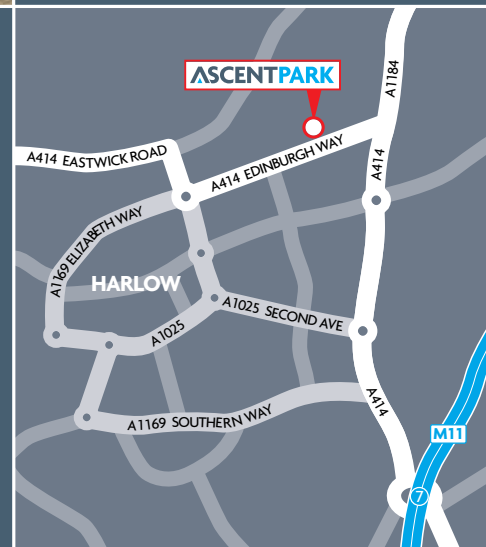
**Standard Life
Investments**

OTHER OCCUPIERS ON THE PARK INCLUDE:

- Screwfix Direct
- Enterprise Rent-A-Car
- Topps Tiles
- Euro Car Parts
- Nicholls & Clarke
- Safestore
- Carpets 4 Less

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LOCATION

Ascent Park is prominently located on Edinburgh Way within the established Templefields industrial area of Harlow. Edinburgh Way (A414) provides access to the M11 in c.4.5 miles to the North, which connects to the M25 interchange at junctions 6/27. Other occupiers on the Park include **Screwfix Direct**, **Enterprise Rent-a-Car**, **Topps Tiles**, **Euro Car Parts**, **Nicholls & Clarke**, **Safestore** and **Carpets 4 Less**.

Stansted International Airport is 8 miles to the North-East. Harlow Mill Station is within easy walking distance and serves London's Liverpool Street via Tottenham Hale (Victoria Line) to the South and Bishop's Stortford/Cambridge to the North.

DESCRIPTION

Modern building of steel portal frame construction with profile metal clad elevations beneath a pitched profile metal clad roof. The unit provides eaves height of 7.7m and has integral office/welfare accommodation over ground and first floor. The unit benefits from a sectional loading door.

ACCOMMODATION

The following are approximate Gross Internal Areas measured in accordance with RICS Code of Measuring Practice:

UNIT 1

Ground Floor	8,322 sq ft	773.12 sq m
First Floor	875 sq ft	81.28 sq m
Total	9,197sq ft	854.40 sq m

FEATURES

- Good quality modern space
- Eaves height c 7.6m and c 6.7m to the underside of the haunch
- Open plan offices
- Prominently located Estate
- Excellent parking spaces and generous loading area

EPC

EPC Rating C (66).

TERMS

The property is available on a new lease for a term to be agreed.

RENT

Upon application.

RATES

According to The Valuation Office Agency website www.voa.gov.uk, the Rateable Value for Unit 1 is £66,500.

Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.

SERVICE CHARGE

For the year ending 31 March 2014.
Current budget available upon request.

UNIT 1 - £5,182 + VAT

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

FURTHER INFORMATION

For further information or to arrange an inspection of the Property, please contact the lessor's joint agents:

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