

TO LET



ANTELL HOUSE

R&D / INDUSTRIAL UNIT

6,899 sq ft - 641 sq m*

Antell House, Windsor Place, Harlow, Essex CM20 2GQ



Located on an established industrial estate



Circa 20 car parking spaces



Close proximity to the M11, providing fast access to the M25



Nearby occupiers include Howdens, Travis Perkins & Screwfix



[Click for Google Maps](#)

Location

Antell house is a well-located R&D/ Industrial unit situated on Windsor Place just off Riverway which is immediately off Edinburgh Way (A414). Edinburgh Way is the prime commercial area within Harlow and main thoroughfare, providing direct access to the M11 motorway. Major occupiers within the area include Howdens, Travis Perkins, DHL, Kwik Fit, Screwfix, Tesco, Seat Skoda, Bristol Street Motors & Volkswagen. The property is only a short walk from Harlow Mill Train Station which provides quick access south to London Liverpool Street and north to Cambridge.

Description

The unit comprises an industrial/ warehouse/R&D unit of steel and portal frame construction with brick elevations under a pitched roof. Internally, there are large ground floor offices, which could be converted to a showroom, leading out into the main warehouse area. The unit benefits from good eaves height, approx. 7 m, sectional up-and-over loading door and a 250 amp 3 phase power supply equating to 183kVa. On the first floor, there is further office / showroom space. Both floors have separate meeting room and office space, along with kitchenette and WCs.

EPC

C - 60. Valid until 8 August 2028.

Terms

The property is available on a new fully repairing and insuring lease on terms to be agreed.

Rent

ROA

Business Rates

The property has a rateable value of £80,000, equating to rates payable of circa £40,960 per annum, assuming a UBR of 51.2p.

VAT

VAT chargeable at the current rate.

Services

We understand that mains electricity, gas, water and drainage are connected to the property; these services have been tested by the current tenant and all reports can be made available.

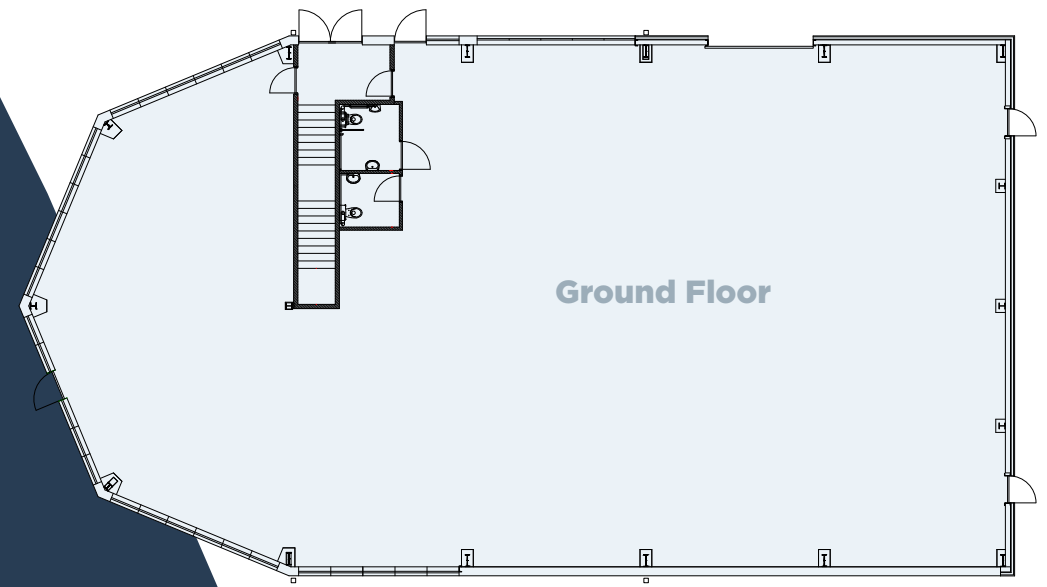
Service Charge

None payable.

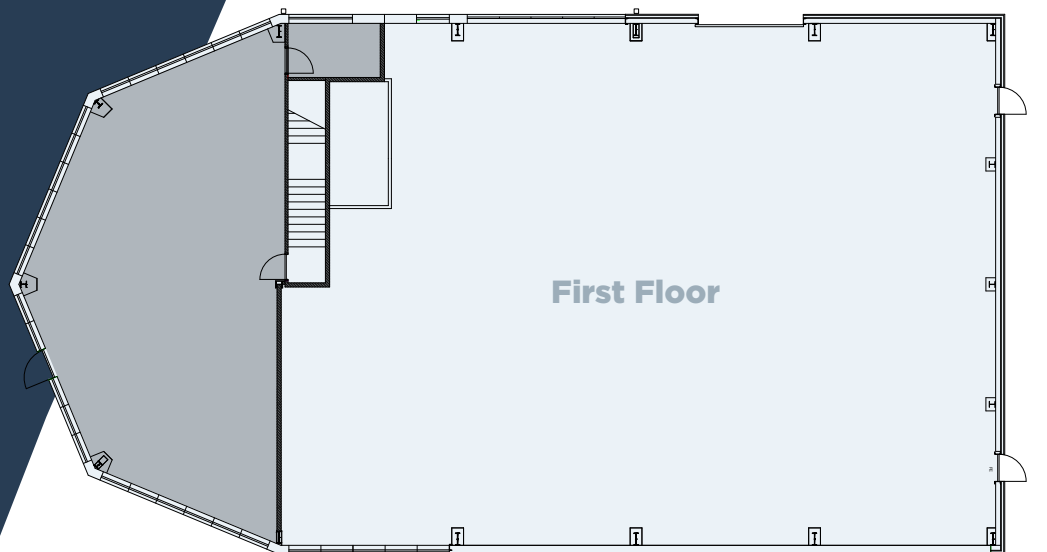
Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

*Note - Area calculations are approximate and for guidance purposes only.



Ground Floor



First Floor

Accommodation

Ground Floor	5,608 sq ft	521 sq m*
First Floor	1,291 sq ft	120 sq m*
Total:	6,899 sq ft	641 sq m*

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