

Unit 3, Harlow Mill Business Centre, River Way, Harlow
Essex CM20 2FD

Industrial Unit **TO LET**

325.8 sq m 3,507 sq ft



- Popular and well-established estate
- Fast access to M11
- Available via a sub - lease

Coke Gearing
consulting

Chartered Surveyors

www.cokegearing.co.uk

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INDUSTRIAL UNIT TO LET



Location

The property is situated on River Way within the Templefields industrial area at the eastern end of Edinburgh Way (A414), 4.5 miles north of the M11 motorway at Junction 7 and 7A which connects with the M25 motorway at interchange junctions 6 / 27. Stansted Airport is 8 miles to the northeast, with Harlow Town and Harlow Mill railway stations 1 mile and 0.3 miles away.

Description

The centre comprises 16 modern steel-framed warehouses / industrial units formed in three terraces, with profile metal cladding to the external elevations under steel-clad roofs with translucent roof lights.

The subject warehouse benefits from an excellent eaves height of 6.4 m rising to 8.1 m and an electric roller shutter door measuring 4 m wide and 4.5 m high. The unit also has three phase power. To the first floor there is a small open plan office.

Accommodation

Gross Internal Area:

Approx. 3,507 sq ft 325.8 sq m

EPC

The property has an EPC rating of C – 71.

Terms

The property is available from November 2023 on a new sub lease until 8 October 2027

Rent

£52,276 per annum exclusive of VAT and all other outgoings.

Rates

Unit 3 has a Rateable Value (2023) of £33,000. Assuming a UBR of 49.9p, rates payable would be approximately £16,467 per annum.

Service Charge

£3,368 + VAT per annum

Insurance

The insurance premium for the year is £TBC + VAT.

Viewings

For further information please contact:

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