

Ground Floor ,Rothwell House, West Square,  
Harlow, Essex CM20 1JJ

# RETAIL/OFFICE UNIT **TO LET**

Approx. 898 sq ft / 83.4 sq m



- Prominent town centre location
- Close to local amenities
- Short walk to Harlow Town Station

**Coke Gearing**  
consulting

Chartered Surveyors

[www.cokegearing.co.uk](http://www.cokegearing.co.uk)

# RETAIL/OFFICE UNIT TO LET



## Location

The property is prominently situated on West Square within the town centre. The town is situated on the Essex border with Hertfordshire and is approximately 30 miles from central London. Harlow is connected by the M11 at junction 7 & 7a and also the A414. London Liverpool Street can be reached in 30 minutes via the Stansted Express.

West Square abuts a proposed regeneration comprising residential apartments as well as extensive retail and leisure accommodation.

## Description

On offer is an open plan ground floor retail unit which benefits from extensive glazing providing a large 5.8 m frontage onto West Square.

The unit comprises a mixture of open plan and cellular offices, a reception area and kitchen and WCs. The unit also benefits from a mezzanine office / storage area.

## Accommodation

Approximate gross internal areas are as follows:

Ground Floor    83.4 sq m        898 sq ft

**TOTAL**            **83.4 sq m**        **898 sq ft**

## Terms

New fully repairing and insuring lease on terms to be agreed

## Rent

£15,000 + VAT

## Service Charges

To be confirmed

## Business Rates

The whole property has a current Rateable Value of £48,750.

The rateable value will be reassessed in the event of a new letting.

## EPC

EPC for whole building = E - 125

## Legal Costs

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

## Timing

This unit is available from ASAP

## Viewings

For further information please contact:

**Toby Pemberton or Carol Philpott:**

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