

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

OFFICE PREMISES **TO LET**

Approx. 4,740 sq ft 440.4 sq m



- Prominent town centre location
- Private car parking
- Small refurbishment
- Close to local amenities

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

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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

Rothwell House comprises a three-storey office building which is to be fully refurbished. The specification of the refurbishment is to be agreed with the Landlords. On offer are the first and second floors on a to let basis.

Currently, the space allows for two open plan offices with excellent natural daylight. The space could be tailored to provide separate office suites, meeting rooms, etc. Kitchen and WC facilities are currently in place on both the first and second floors.

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

Accommodation

Approximate gross internal areas are as follows:

First Floor	220.2 sq m	2,370 sq ft
Second Floor	220.2 sq m	2,370 sq ft
TOTAL	440.4 sq m	4,740 sq ft

Terms

New fully repairing and insuring lease on terms to be agreed.

Rent

£67,000 + VAT per annum

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

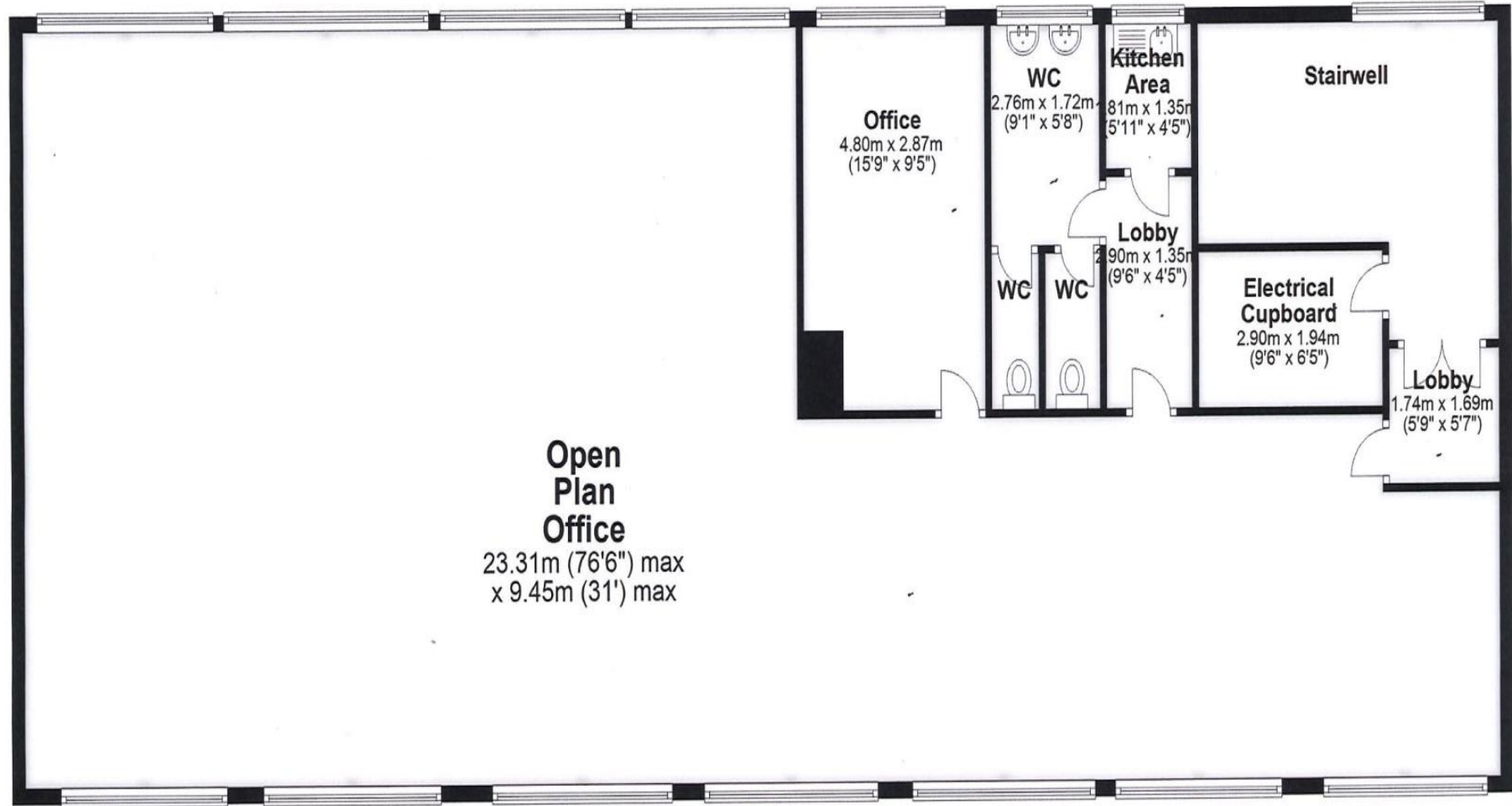
Each party to bear their own legal costs incurred in the transaction

Timing

This unit is available ASAP



First & Second Floor Layout



Viewings

For further information please contact:

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or

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