



UNIT 5

AVAILABLE TO LET | WAREHOUSE / INDUSTRIAL UNIT
11,933 SQ FT (1,108 SQ M)



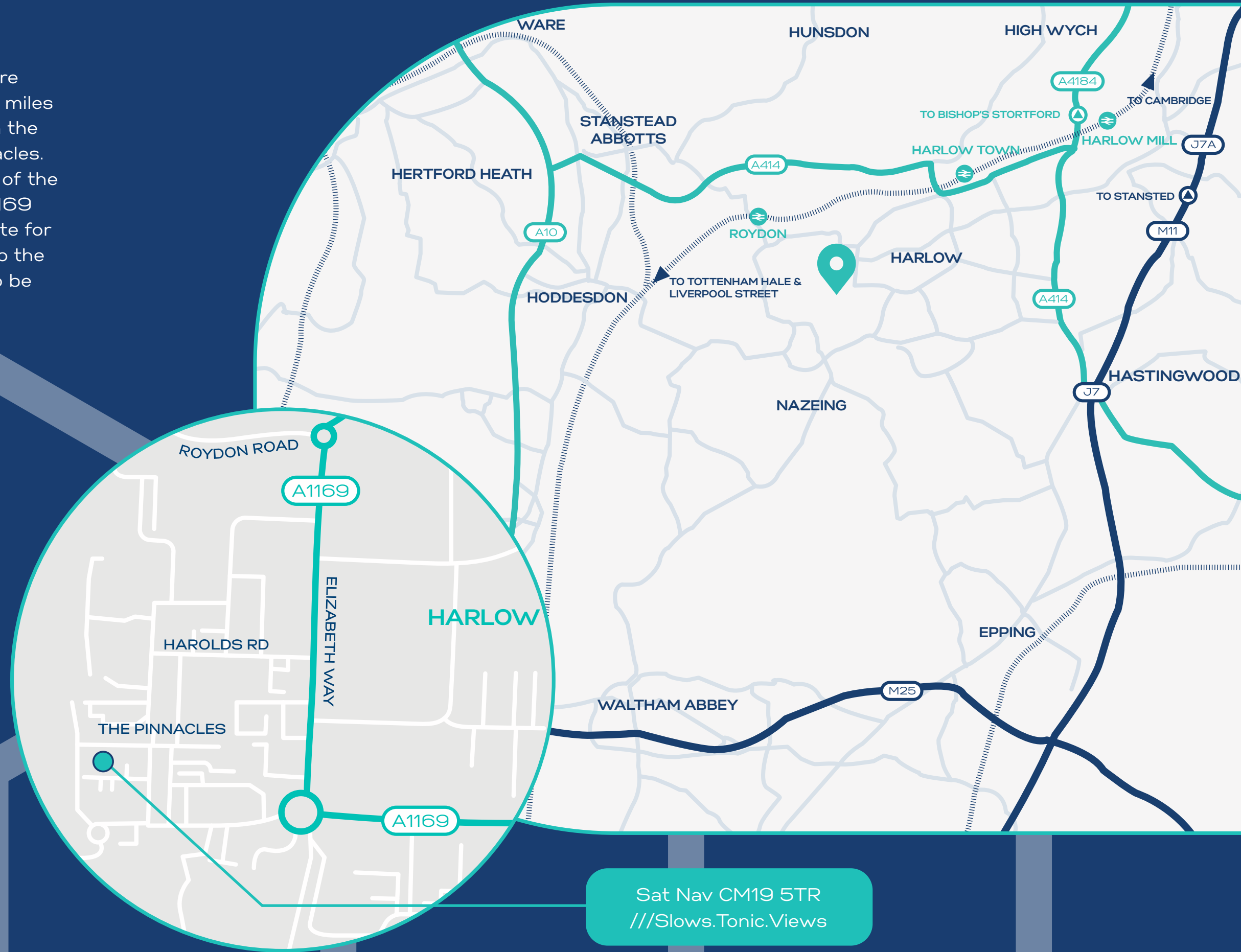
Spire Green
Centre
Unit 5
Harlow
CM19 5TR



Spire Green Centre, Unit 5, Pinnacles West, Harlow, CM19 5TR

LOCATION

The unit is located in the Spire Green Centre from Flex Meadow Road approximately 1.2 miles to the west of Harlow's town centre within the established industrial location of The Pinnacles. The property is accessed from Junction 7 of the M11 via the A414 (Edinburgh Way) and A1169 (Elizabeth Way), the prime distribution route for Harlow. The A414 provides direct access to the A10 and A1. Alternatively, the unit can also be accessed via the new M11 Junction 7A.



Located approximately 5 miles west of the new M11 Junction 7A.

Sat Nav CM19 5TR
///Slows.Tonic.Views



DESCRIPTION

The property comprises an end of terrace unit of steel portal frame construction with part-brick and part-clad elevations. To the front and left-hand side elevation there is a glazed pedestrian entrance into a reception area, ground floor office, WCs plus a staircase up to first floor offices. The area beneath parts of the first floor offices benefit from a large undercroft.

The warehouse is accessed through a pedestrian door from the ground floor offices and vehicular access is via the roller shutter door to the front right elevation. The warehouse area is in generally good order, the floor being level and sealed. There is also the benefit of 24/7 security on site.

The unit is currently being refurbished, the spec is available upon request.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we estimate the area to be 11,933 sq ft (1,108 sq m).



SPECIFICATION



Height Up To 8.5m Eaves



1 Level Access Door



15 Car Parking Spaces



Target EPC Rating B



24 / 7 Security



LED Warehouse Lighting



UNIT 5



LEASE TERMS

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

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.

SERVICE CHARGE

The estate runs a service charge which is available on request.

LEGAL COSTS

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

VAT

All prices quoted are exclusive of VAT.

EPC

D - 100. Post refurbishment EPC target of B or higher.

GET IN TOUCH

Toby Pemberton
toby@cokegearing.co.uk
07949 530 597

Paul Fitch
paul@cokegearing.co.uk
07771 607 585

Coke Gearing
consulting
Chartered Surveyors



SPIIRE GREEN CENTRE

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