



## INDUSTRIAL UNIT

**UNDER OFFER**

1,190 SQ FT (110.55 SQM) APPROX

Unit 7 Cecil Court, Pegrams Road, Harlow, Essex, CM18 7QR

Unit 7 is mid-terrace and has two forecourt parking spaces. Internally, the unit has been divided to provide clear storage space, reception and office/store to rear. A mezzanine storage is formed over the reception/store area.

Cecil Court is a development of 10 small industrial units in two facing terraces, located in the Staple Tye area, with good access to the M11.

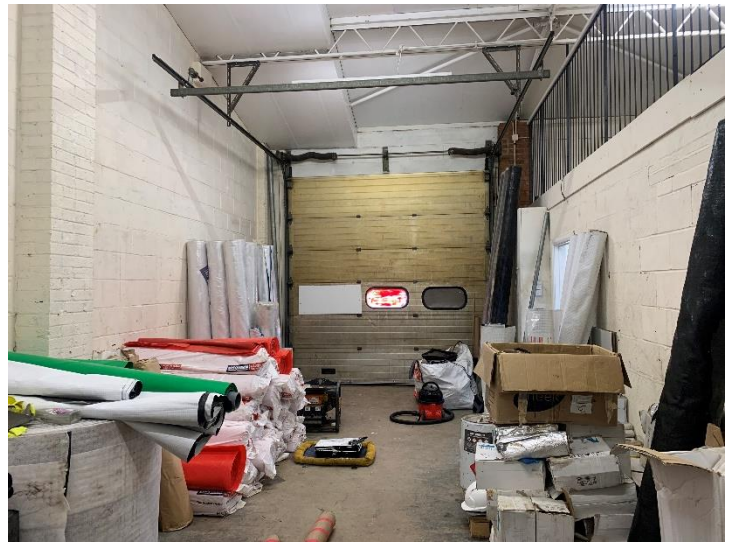
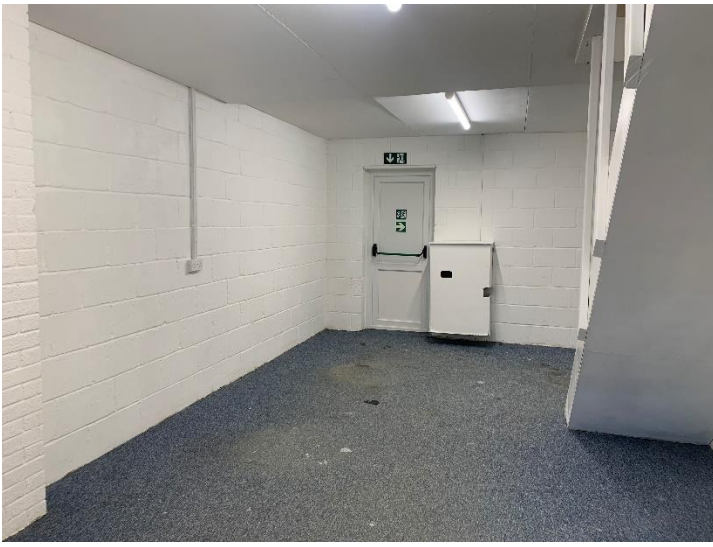
Ground Floor 9.65m x 7.76m  
Mezzanine 9.7m x 3.65m

- 2 Forecourt Parking Spaces
- 3.7m To Eaves
- Mezzanine Storage
- 3m x 3m Loading Door
- Rateable Value £9,300
- VAT is not charged
- EPC - D

RENT £12,500 per annum exclusive

**Mullucks**

01279 755900 | [mullucks@mullucks.co.uk](mailto:mullucks@mullucks.co.uk)



## TERMS

Available to let on a new full repairing and insuring lease for a minimum term of 3 years.

The letting is to be outside the Security of Tenure Provisions of the Landlord & Tenant Act.

A deposit will be required to be held for the duration of the term. Further details available upon request.

## SERVICE CHARGE

A service charge is levied towards the upkeep of common estate area, building maintenance and estate management. The annual service charge is approximately £2,000.

Building's insurance is separately levied - to be confirmed.

## BUSINESS RATES

We understand that the property has a Rateable Value of £9,300. Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. Prospective occupiers should make their own enquiries of Harlow Council - 01279 446611 to verify the Business Rates payable.

## AGENTS NOTE

Food related uses will not be permitted at these premises.

Vehicle repair/workshop uses will not be permitted at these premises.

## LEGAL COSTS

The tenant is to make a contribution of £500 + VAT (£600) towards the landlord's legal fees. This sum is to be deposited with solicitors prior to legal documentation being issued.

## REFERENCES

Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references (if applicable). A fee of £60 inclusive of VAT is payable towards processing these references.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is **not charged** on sums due.

## MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. Further information upon request.

## CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>

All descriptions, dimensions, references to condition and necessary permissions for use, occupation and other details contained herein are for general guidance only and prospective purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. Mullucks employees or representatives do not have any authority to make or give any representation or warranty or enter into any contract in relation to the property.

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01279 755900 | [mullucks@mullucks.co.uk](mailto:mullucks@mullucks.co.uk)