



## INDUSTRIAL UNIT

1,025 SQ FT (95.22 SQM) APPROX

# UNDER OFFER

Unit 5, Cecil Court  
Pegram's Road  
Harlow  
Essex  
CM18 7QR

- 3.6m to Eaves
- 3m Loading Door
- 2 Parking Spaces
- Single Phase Power
- 4.8m To Ridge
- Rateable Value £12,500
- VAT is not charged
- EPC - D

**RENT £15,400 per annum  
exclusive**

## DESCRIPTION

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.

Unit 5 is end of terrace and provides open industrial area with reception and single wc.

Unit 9.72m x 9.82m

## 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 1954.

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 estate management and common area upkeep. The service charge for the year 2024 is approximately £2,200.

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

## BUSINESS RATES

We understand that the property has a Rateable Value of £12,500.

Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. Prospective occupiers should make their own enquiries of Harlow District Council (01279 446600) to verify the Business Rates payable.

## 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.

## AGENTS NOTE

Vehicle related uses, such as body shop, MOT and tyre shop will not be considered.

## 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/>



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