

TO LET - INDUSTRIAL

# NETWORK HOUSE

Perry Road, Harlow, CM18 7ND



## Key Highlights

- 2,565 to 28,792 sq ft
- x2 electric roller shutter doors with c0.5 acres of external storage
- 3 phase power, gas and gas fired central heating to the offices/gas fired warm air heating to the Warehouse
- 28,792 sq ft of refurbished internal space on a secure, fenced site of 1.2 acres
- 2 storey offices with kitchenette and WC on both floors
- Internal height of 3.18m to haunch and 4.7m to the apex

SAVILLS South East  
33 Margaret Street  
London W1G 0JD  
**+44 (0)20 7499 8644**  
**savills.co.uk**



## Description

The property has been comprehensively refurbished to a high standard, and contains a single-span portal frame warehouse with adjoining 2 storey office. The warehouse has a reinforced concrete floor, two full-height electric roller shutter doors, gas heating and all on a secure 1.2 acre site.

The 2 storey office is divided to form a series of open plan areas, including a kitchenette on both floors. There are separate WC's for the offices and the warehouse.

The external area extends to c0.5 acres, with the entire site fenced and gated providing ample external storage area.

The property is available on flexible terms (subject to covenant).

## Location

The property is located in an established industrial area to the south east of Harlow town centre and is accessed via Perry Road and Ployters Road which leads to Southern Way (A1169), connecting to the A414 about 2 miles to the east.

Harlow is very well connected via the M11 and wider motorway network. The M11 can be accessed at Junction 7, with the M25 c4 miles to the south.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - GF Office	2,565	238.30	Available
1st - FF Office	2,565	238.30	Available
Unit - Warehouse	23,662	2,198.27	Available
<b>Total</b>	<b>28,792</b>	<b>2,674.87</b>	

## Viewings

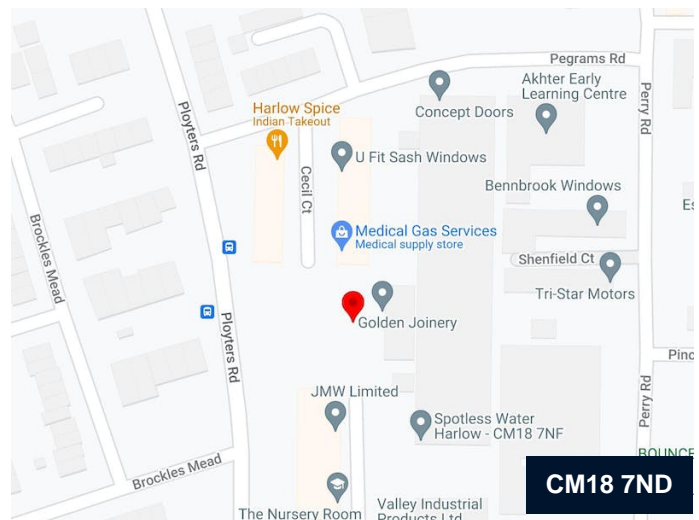
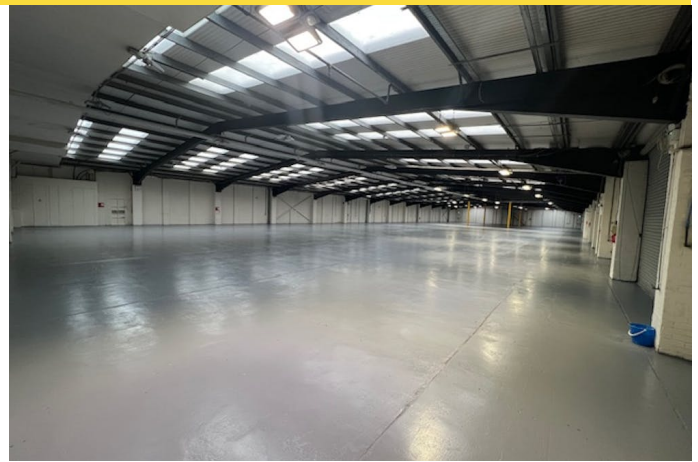
Viewings to be arranged via the sole agent Savills

## Terms

Flexible terms available subject to covenant. Rent on application

## Business Rates

Upon Enquiry



## Contact

### Hugh Walton

01216 152 663

07807 999 777

[hugh.walton@savills.com](mailto:hugh.walton@savills.com)

### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 30/11/2023





