

Unit 14 | The Harvey Centre |  
Harlow

Unit | To Let





## Unit 14 | The Harvey Centre | Harlow

### Location

This unit is located on the ground floor of the Harvey Centre, in the main central atrium. The main anchors include Primark, Wilkos, Tesco, Superdrug, Poundland, Deichmann, HMV and recently opened The Entertainer.

The Harvey Centre benefits from a 6 screen Cineworld now open as well as the restaurants on the terrace.

### Accommodation

The premises comprise the following approximate dimensions and net internal floor areas:

Gross Frontage	26.41 m	86 ft 8 ins
Net Frontage	25.70 m	84 ft 4 ins
Internal Width	23.32 m	76 ft 6 ins
Shop Depth	8.94 m	29 ft 4 ins
Ground Floor Sales	179.85 Sq.m	1,936 Sq.ft
First Floor Ancillary	138.42 Sq.m	1,490 Sq.ft

### Rent

Upon application.

### Business rates

The VOA website shows that the Rateable Value from April 2023 will be £50,500.

For rates payable please refer to the Local Charging Authority - 01279 446655.

### Service charge

The current service charge estimate is £30,704 per annum.

### EPC

The property has been rated within Band C. A copy of the report is available on request.

### Legal costs

Each party to be responsible for their own legal costs.





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Adjoining retailers |



## Contact

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**VIEWINGS - Strictly by appointment**

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

\* Corporate structure and ownership details  
 \* Identification and verification of ultimate beneficial owners  
 \* Satisfactory proof of the source of funds for the Buyers/Funders/Lessees

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