

## FOR SALE / TO LET

Brand New Community Centre  
Currently Under Construction

3,405 sq. ft. (316 m<sup>2</sup>)

## THE COMMUNITY HUB, THE HATCH

Gilden Way, Harlow, Essex, CM17 0HB

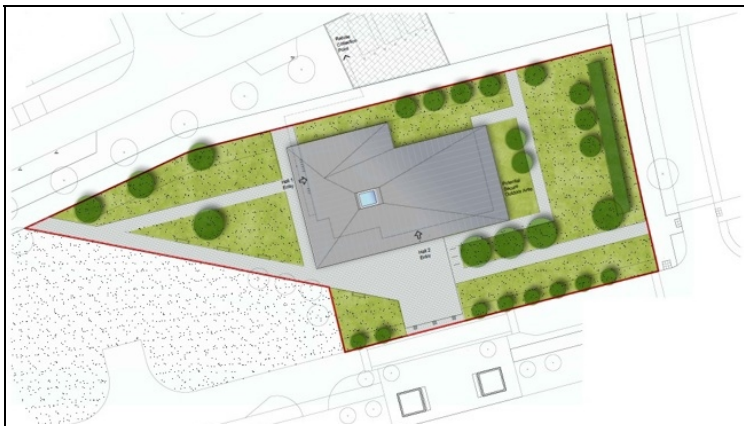
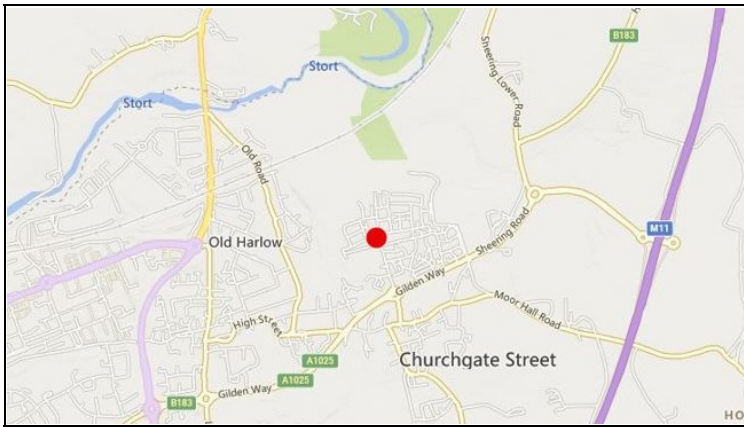


- Forming part of a wider large scale East Harlow development
- Short distance to new M11 junction (7A)

- Near to Old Harlow and Harlow Mill rail stations
- Adjoining consented retail/live-work development

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01245 358988**  
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#### LOCATION

The Hatch is located approximately 2.6 miles to the north-east of Harlow town centre, and forms part of a larger, residential led development. The Hatch is situated broadly within the centre of the wider development, and accessed via Old Oak Way from Gildden Way and will form the areas sole commercial/mixed use area. Old Harlow is approximately 0.6 miles to the west, the new M11 Junction 7A is 1.2 miles to the east. Harlow Mill railway station, which provides a regular service to London Liverpool Street (approx. 40 mins) is approximately 0.6 miles to the north west.

#### DESCRIPTION

The new community hub forms part of the wider development programme across the East Harlow regeneration project being undertaken by Taylor Wimpey, Barrett David Wilson Homes and Persimmon Homes. The design process and build contract tender for the delivery of the community hub is ongoing.

#### ACCOMMODATION

**Total** **3,405 sq. ft. (316 m<sup>2</sup>)**

*The above floor areas are approximate and have been measured on a gross internal basis.*

#### PLANNING

Consent to allow an alternative design and layout for the building was secured under Application Number HW/REMPVAR/21/00237. The building is for community and recreational uses. Further details and plans are available upon request.

#### PRICE / RENT

On application.

#### TENURE/TERMS

The property is for sale or our Clients would consider a full repairing and insuring lease upon terms to be agreed. Further details upon request.

#### VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

#### BUSINESS RATES

The premises is under construction and has yet to be assessed for Business Rates.

#### SERVICE CHARGE

A service/estate charge is applicable. Further details on application.

#### EPC

An EPC is to be commissioned in due course.

#### LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

#### CONTACT

Strictly by appointment via sole agents:

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