

Ozdil House, River Way, Harlow, Essex, CM20 2DR



Various units with office

To Let ***RENT REDUCED***

Approx 2,350 sq ft (218 sq m) to 5,050 sq ft (469.6 sq m)

- 1st floor office
- Electric loading door
- Three phase power
- LED lights
- Fenced & gated car park

Location

Forming part of the established and popular Riverway situated close to junction 7 of the M11 approx 8 miles North of the M25. This location benefits from ease of access to the A414, M11 and A10. Harlow has a Mainline Train Station providing a regular service to London (Liverpool Street) in approx. 39 mins.

The property

Forming part of a larger building, the premises have been sub-divided to form 9 small units with ground and first floor offices/toilets. On-site parking will be allocated.

Please note that car trade and new businesses will not be considered by the landlord.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Unit 1	3,360 sq ft	312 sq m
Unit 4	2,700 sq ft	250 sq m
Unit 5	2,350 sq ft	218 sq m

Terms

To be let on a new full repairing and insuring lease for a term to be agreed.

Figures

Unit 1	£43,200 pax	
Unit 4	£37,800 pax	UNDER OFFER
Unit 5	£32,900 pax	

Utilities, Building Insurance and Business Rates payable in addition.

A £12,000 deposit and one months rent will be required. There is no service charge.

Business rates

The Rateable Value (2023) for each unit is as follows:

Unit 1	£25,500
Unit 4	£22,500
Unit 5	£18,750

Legal costs

Our client uses an in-house agreement.

EPC

An EPC is in the process of being prepared.

Agent's Note

All figures quoted are exclusive of VAT (if applicable) No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

The measurements have been taken off plan and should be verified on site in due course.

No motor trade uses are permitted.

Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk



Unit 1 external



Unit 4 internal

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