

TO LET

6 ASTRA CENTRE

EDINBURGH WAY HARLOW CM20 2BN



SELF-CONTAINED OFFICE

From approximately 1,900-4,127 sq ft (176.5-383 sq m)

Please refer to the important notices overleaf

01279 620 200

dww.co.uk

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the properties in reliance upon them;

- (iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
- (iv) All prices quoted in these particulars may be subject to VAT in addition, and
- (v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars;
- (vi) All quoting rents, prices and terms are expressed subject to contract;
- (vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters."

DESCRIPTION:

The premises comprise a self-contained, two-storey "pavilion-style" office building erected during the late 1980s.

The ground floor space is open plan with a kitchen and server room. The first floor is predominantly open plan but with a meeting room/private office, and further kitchen.

The property benefits from generous car parking.

LOCATION:

The Property is situated just off West Road close with its junction with Edinburgh Way. Edinburgh Way is one of the principle routes in the town, and the property is within walking distance of Tesco and the out-of-town retail parks where occupiers include Costa Coffee, Subway, and a variety of retailers and restaurant operators.

Junction 7 of the M11 is c.4 miles away. Cambridge is c.35 miles to the North, with Central London some 25 miles to the South. Harlow Town and Harlow Mill main line stations are within walking distance of the property and provide a regular service into London Liverpool Street (in approximately 40 minutes) and also Cambridge. Stansted International Airport is located just off Junction 8 of the M11, which is c.10 miles north of Junction 7.

ACCOMMODATION:

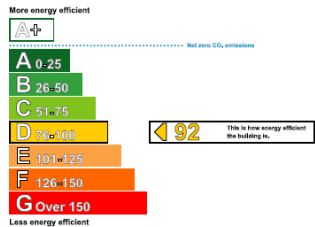
The following are approximate Net Internal Areas measured in accordance with RICS Code of Measuring Practice:

Ground floor	1,903 sq ft	176.5 sq m
First Floor	2,224 sq ft	206.6 sq m
TOTAL	4,127 sq ft	383.1 sq m

FEATURES:

- Central heating to radiators
- Air conditioning providing cooling
- LED lighting
- New suspended ceilings
- Kitchen to each floor
- Redecorated throughout
- 18 car parking spaces for the building

EPC:



A21011/Apr-21

IMPORTANT NOTES FOR INTERESTED PARTIES

- *Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority (Harlow Council 01279 446611).
- *Rates. Applicants are referred to the Local Billing Authority (Harlow Council 01279 446611) to satisfy themselves as to their likely rates liability.
- *VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- *Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- *Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- *Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- *Please refer to the misrepresentation clause at the top of this page.

TERMS:

The property is available to let on new fully repairing and insuring lease either as a whole or on a floor-by-floor basis, for a term of years to be agreed.

RENT:

£12.50/sq ft + VAT

RATES:

The property is held under 3 different rating assessments, one for the building together with 3 car parking spaces, and the remainder for the additional car parking. The Rateable Value in total is £42,750.

An estimate for individual floors is available on request.

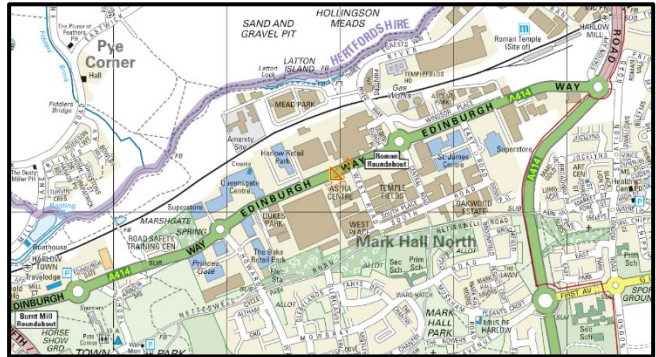
Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.

SERVICE CHARGE:

On application

LEGAL COSTS:

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



FURTHER INFORMATION:

For further information or to arrange an inspection of the Property, please contact the lessor's sole agents:

Derrick Wade Waters

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