

# TO LET

## THE SQUARE FOURTH AVENUE

### HARLOW CM20 1QR



**ONLY 3 UNITS REMAINING**

## FOUR GROUND FLOOR COMMERCIAL UNITS

### Suitable for a variety of uses

Approximately 1,561-2,357 sq ft (145-219 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;
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- (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 Property comprises four individual ground floor units suitable for a variety of uses including offices, medical or retail showroom. Each unit is self-contained with its own entrance. The units form part of a landmark mixed use development due for completion Q1/Q2 2022. Each floor is open plan offering the opportunity of internal sub-division to suit an ingoing Tenant's requirements.

LOCATION:

The Square is conveniently situated on the edge of Harlow town centre within close proximity to Princess Alexandra Hospital and Sainsbury's.

Harlow Town railway station is c.1 mile from the property and serves London Liverpool Street (via Tottenham Hale). Harlow is an expanding new town with a wide range of leisure, art and culture facilities situated on the borders of West Essex and East Hertfordshire.

ACCOMMODATION:

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

Unit 1	1,969 sq ft	183 sq m
Unit 2 - LET	2,357 sq ft	219 sq m
Unit 3	2,324 sq ft	216 sq m
Unit 4	1,561 sq ft	145 sq m

FEATURES:

- Prominent edge of town location
- Self-contained part of landmark new development
- Ground floor accommodation only
- Rear loading

EPC:

TO BE COMMISSIONED AFTER COMPLETION

TERMS:

New effectively fully repairing and insuring leases are available direct from the Landlord for a length of term to be agreed.

RENT:

£16.60/sq ft + VAT

RATES:

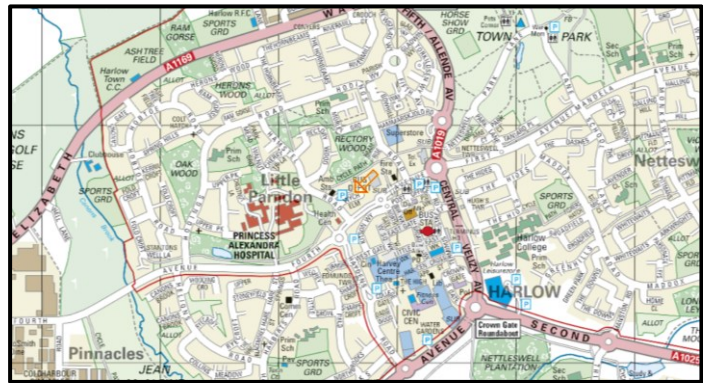
To be assessed. Guide on application

SERVICE CHARGE:

Estimate on request.

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**  
**Simon Beeton MRICS**  
**01279 620225**  
[scb@dww.co.uk](mailto:scb@dww.co.uk)

**Luke Beeton**  
**01279 620221**  
[lab@dww.co.uk](mailto:lab@dww.co.uk)

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.