



The Square

Fourth Avenue, Harlow, CM20 1QR

Last remaining retail unit

1,969 sq ft
(182.93 sq m)

- Prominent edge of town location
- Tenants include Adecco and harrt Estate Agents
- Self- contained within a landmark new development
- Rear loading

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Summary

Available Size	1,969 sq ft
Rent	£16.60 per sq ft plus VAT
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

Unit 1 comprises a ground floor corner unit suitable for a variety of uses including offices, medical or retail. The unit forms part of a landmark mixed use development completed in 2023, other occupier's include Adecco and haart Estate Agents. The property is open plan offering the opportunity of internal sub-division to suit an incoming 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].

Terms

A new fully repairing and insuring lease is available direct from the Landlord for a length of term to be agreed.

EPC

To be commissioned after completion

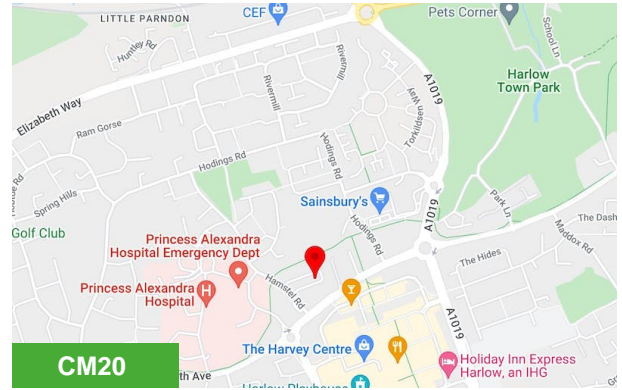
Service charge

Estimate on request

Rates

To be assessed.

Guide on application.



Viewing & Further Information



Elizabeth Finch

01279 620 222 | 07375 405 086

ef@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
- Rates. Applicants are referred to the Local Billing Authority 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 below

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 property in reliance upon them;
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(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 artist's 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." Generated on 07/02/2024