



Unit 4 RO24

Harlow Business Park, Harlow, CM19 5QB

Self contained offices

1,755 sq ft
(163.04 sq m)

- Business park environment
- Kitchen and staff welfare facilities
- Gas fired central heating
- Air conditioned first floor offices

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Summary

Available Size	1,755 sq ft
Rent	£23,000.00 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £22,500 April 1st 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available.
Service Charge	On request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The property comprises a modern mid-terrace purpose built two-storey office building. The ground floor accommodation comprises a large open plan area. To the rear of which is a well presented kitchen and accessible W.C. Externally there is a small paved area to the rear accessed via the kitchen. At first floor level is a open plan office area and two smaller offices formed in demountable partitioning. There is also a further W.C.

Location

The Property is situated on Harlow Business Park, which was developed in phases from approximately 1990. The Park comprises a mixture of high-quality offices, industrial and warehousing space. Occupiers include Bidvest, and Molecular. Harlow Business Park is situated to the South-West of the town centre. Harlow offers excellent roadlinks via the M11 to Junction 27 of the M25 or via the A414 to the A1 to the West and Chelmsford to the East. The property is situated approximately equidistant between Harlow Town and Roydon railway stations, each serving London Liverpool Street.

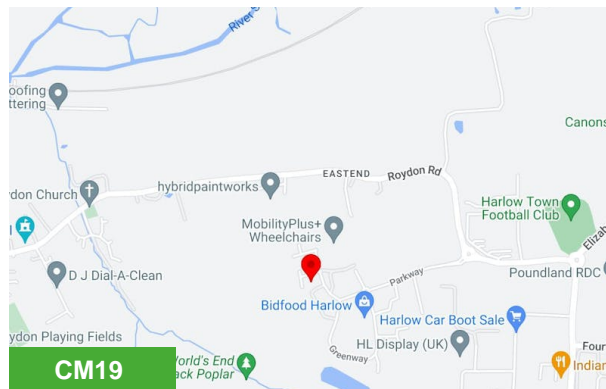
Accommodation

The accommodation comprises the following areas:

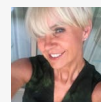
Name	sq ft	sq m
Ground - floor	876	81.38
1st - floor	878	81.57
Total	1,754	162.95

Terms

The Property is to let on a new fully insuring lease, for a term of years to be agreed.



Viewing & Further Information



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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;
(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 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 04/04/2024