



Unit 13

New Horizon Business Cente, Barrows Road, Harlow, CM19 5FN

Freehold/Leasehold office

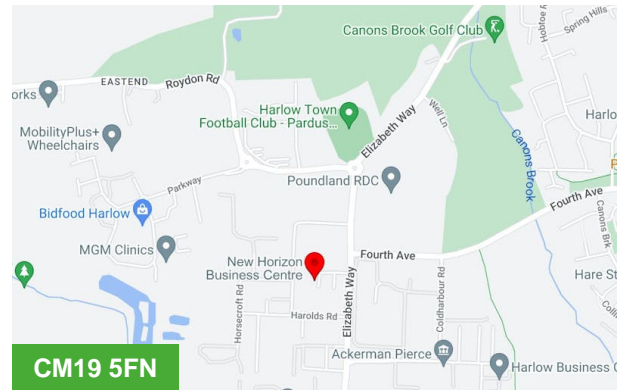
4,930 sq ft
(458.01 sq m)

- A combination of open plan and cellular office space
- Part air-conditioned
- Kitchen and W.C facilities
- 13 car parking spaces plus permission from the management company to create further spaces

Unit 13, New Horizon Business Centre, Barrows Road, Harlow, CM19 5FN

Summary

Available Size	4,930 sq ft
Rent	Rent on application
Price	£660,000
Business Rates	Upon Enquiry
Service Charge	£1,079.04 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C



Description

The property comprises a two-storey end end-of-terrace self-contained office building.

Each floor offers a mixture of open plan and private office space all with perimeter trunking and electric panel radiators. Part of the space is air conditioned.

Externally the property benefits from generous parking provisions with 13 marked spaces.

Location

The offices are prominently positioned in Barrows Road off of Elizabeth Way (A1169) within the Pinnacles industrial/commercial area of Harlow. There is a bakery and small convenience store within a short walk. The area is a short distance from the A14 which connects to the west with the A10 and eastwards to the M11 at junction 7.

The M11 thereafter links with the M25 approximately 6 miles south.

Accommodation

The accommodation comprises the following areas:

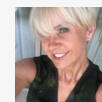
Name	sq ft	sq m
1st - floor	2,394	222.41
Ground - floor	2,394	222.41
Total	4,788	444.82

Terms

The property is available to purchase on a freehold basis with vacant possession. The property is also available on a new lease for a term of years to be agreed. The Tenant will only be responsible for damage caused by their occupation. The Landlord will insure the building at their cost and pay the service charge.



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;
 - (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 15/07/2024