

TO LET

19 NEW HORIZON BUSINESS CENTRE BARROWS ROAD HARLOW CM19 5FN



OFFICES

Approximately 306 sq ft (28.5 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 Property comprises part of the ground floor within a two-storey office building forming part of a wider terrace. The space provides 2 good quality offices together with a shared kitchenette and 2 x WCs. Car parking is available, as is on-street parking.

LOCATION:

The building is prominently positioned in Barrows Road off of Elizabeth Way (A1169) within the Pinnacles industrial/commercial area of Harlow. The area is a short distance from the A414 which connects to the west with the A10 and eastwards to the M11 at Junction 7. The M11 thereafter links with the M25 approximately 4 miles South.

ACCOMMODATION:

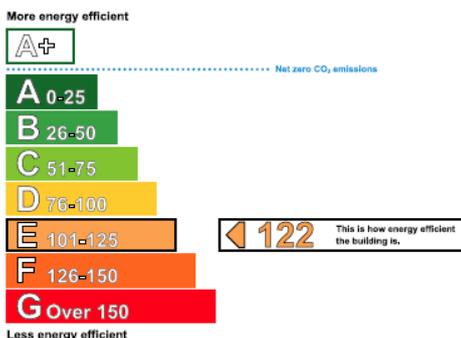
The following are approximate Net Internal Areas measured in accordance with RICS Code of Measuring Practice:

Office 1	189 sq ft	17.6 sq m
Office 2	117 sq ft	10.9 sq m
TOTAL NIA	306 sq ft	28.5 sq m

FEATURES:

- Two offices
- Air conditioning
- Good natural daylight
- Car parking

EPC:



TERMS:

The property is available on a fully inclusive lease for a minimum term of 6 months.

RENT:

£9,000pax for leases of 1 year plus or £850/calendar month for a term of 6-12 months.

RATES:

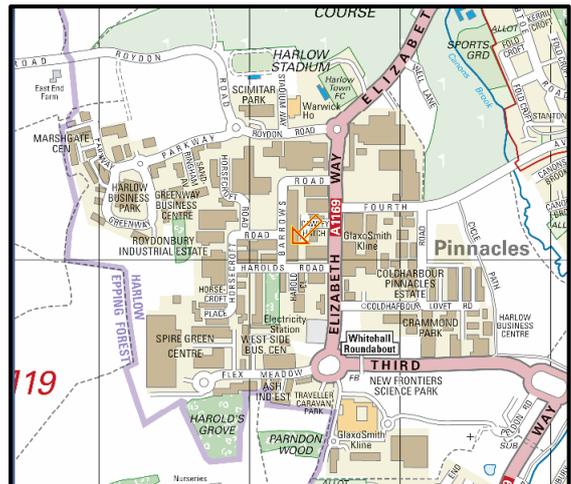
Included in the rent.

SERVICE CHARGE:

Included in the rent.

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	Luke Beeton
01279 620225	01279 620221
scb@dww.co.uk	lab@dww.co.uk

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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 (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.