

TO LET

SUITE 4 SECOND FLOOR CAMBRIDGE HOUSE CAMBRIDGE ROAD HARLOW CM20 2EQ



Historic photograph

FITTED AIR-CONDITIONED OFFICE SUITE WITH 10 CAR PARKING SPACES

Approximately 2,442 sq ft (226.9 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:

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- (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 Suite comprises an open plan office space which has been partly sub-divided to provide private offices, a board/meeting room, and a kitchen. It is therefore ready for immediate occupation reducing the incoming tenant's costs of fitting-out. The space benefits from air-conditioning.

Cambridge House is a striking three-storey detached office building with attractive facing brickwork and curtain walling fenestration.

LOCATION:

Cambridge House is prominently situated on the Cambridge Road just North of the A414. The A414 intersects with J7 of the M11, c.4 miles to the South. The M11 then intersects with the M25 a further 5.5 miles to the South. The A414 also serves Chelmsford to the East and the A1 at Hatfield to the West. Harlow Mill main line station serving London Liverpool Street via Tottenham (Victoria line) is within 2 minutes' walk of the property. Tesco Superstore and the other retail facilities on Edinburgh Way are within easy walking distance of the building.

ACCOMMODATION:

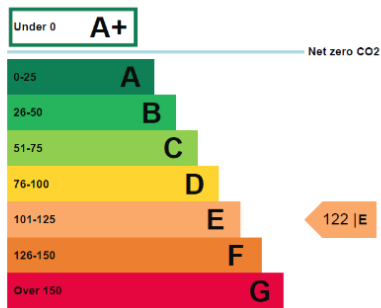
The following are approximate Net Internal Areas measured in accordance with RICS Code of Measuring Practice:

Second Floor offices 2,442 sq ft 226.9 sq m

FEATURES:

- Fitted-out and ready to occupy
- Convenient location
- High speed internet access directly to the suite including cabling
- Air-conditioning
- 10 car parking spaces

EPC:



TERMS:

The property is available to let a lease expiring on 9 May 2025. Alternatively, it may be possible to agree a longer term lease or a shorter term sub-lease.

RENT:

£27,000pax + VAT

RATES:

According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £24,500.

Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.

SERVICE CHARGE:

Currently £7.50/sq ft including utility costs.

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

A21017/May-21

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.