

# TO LET

## 1 AND 2 SCIMITAR PARK

**ROYDON ROAD HARLOW CM19 5GU**



### **SURPLUS FIRST FLOOR OFFICES PLUS 15 CAR PARKING SPACES**

**Approximately 2,691 sq ft (250 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;

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- (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 the first floor offices within a modern warehouse building with direct frontage to the allocated car parking and their own dedicated entrance via twin-leaf entrance doors leading to a reception area. Please note that the warehouse activity, including all loading, takes place to the rear of the premises minimising any interaction between the two areas.

Internally, the offices are mainly open plan with some private offices formed by demountable partitioning. The space benefits from its own WCs and tea-making station.

## LOCATION:

The Property is situated to the South-West of Harlow town centre close to Harlow Business Park and Roydon village. Roydon village offers a range of shopping and leisure facilities and its own mainline station serving London Liverpool Street via Tottenham Hale (Victoria line). Harlow Town station is within c.2 miles of the premises.

Junction 7 of the M11 is c.4.5 miles away. Cambridge is c.35 miles to the North, with central London some 25 miles to the South. Stansted International Airport is located just off junction 8 of the M11, which is c.10 miles North of junction 7.

## ACCOMMODATION:

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

Offices 2,691 sq ft 250 sq m

## FEATURES:

- Gas-fired central heating
- Part-air conditioning
- Male and female WCs
- Raised floors
- Own entrance
- 15 car parking spaces

## EPC:

Unit 1	C 51-75	66 This is low energy efficient the building is.
Unit 2	C 51-75	63 This is low energy efficient the building is.

## TERMS:

The property is available to let on new **internal** repairing and insuring sub-lease, for a term of years to be agreed.

## RENT:

£32,300pa + VAT

## RATES:

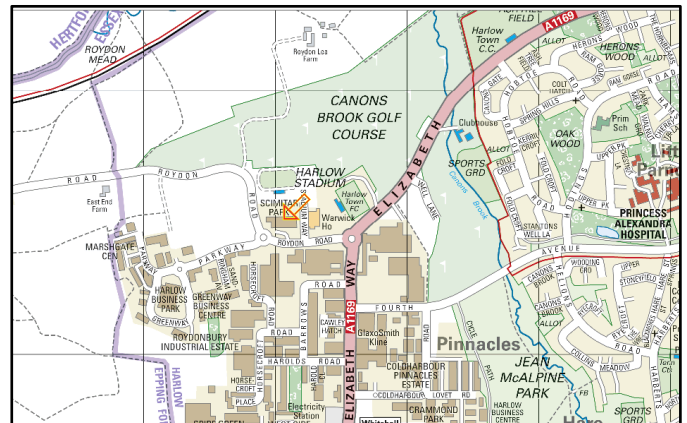
The rates form part of a larger assessment. Details on request.

## SERVICE CHARGE:

**No service charge shall apply.** However, the tenant will be required to make a fair contribution to the costs of electricity, gas and water consumed at the premises.

## 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](mailto:scb@dww.co.uk)

**Derrick Wade Waters**  
Luke Beeton  
01279 620221  
[lab@dww.co.uk](mailto: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.