



Rothwell House

West Square, Harlow, CM20 1LQ

Ground First and Second Floor Office Space located in the centre of Harlow's town centre, extensive local parking available.

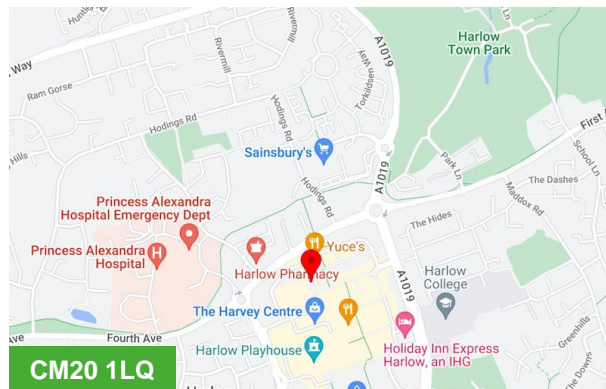
1,190 to 5,822 sq ft
(110.55 to 540.88 sq m)

- To be extensively refurbished
- Prominent Town Centre location
- Private car parking up to (18 spaces)

Rothwell House, West Square, Harlow, CM20 1LQ

Summary

Available Size	1,190 to 5,822 sq ft
Rent	Rent on application
Business Rates	The whole property including the part that is now let has a current Rateable Value of £50,000. The rateable value will be reassessed in the event of a letting of part. Estimate upon request.
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E



Description

Rothwell House comprises a 3 storey office building which is to be fully refurbished.

The ground floor offices benefit from extensive glazing to the front elevation and comprise a mixture of open plan and cellular offices, a reception area and staff welfare facilities. There is a further office/meeting room at mezzanine floor level. The upper floors will be refurbished to provide open plan offices with excellent natural daylight. To the rear of the property is a private car park offering up to 18 spaces.

Location

The Property is prominently situated on West Square within the Town Centre. Local occupiers include Whiskers Solicitors, Barnes & Partners Solicitors and Adecco the recruitment consultant. West Square abuts a proposed generation comprising residential apartments as well as extensive retail and leisure accommodation. Harlow is an expanding town with a resident population of approximately 87,420.

Accommodation

The following are approximate floor areas measured in accordance with RICS Code of Measuring Practice:

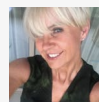
Name	sq ft	sq m
Ground - Floor (Gross)	875	81.29
1st - Floor (Net)	2,346	217.95
2nd - floor (Net)	2,286	212.38
Mezzanine - (Gross)	315	29.26
Total	5,822	540.88

Terms:

The property is available on a effectively fully repairing and insuring terms. Length of lease 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 11/07/2024