



## Rothwell House

West Square, Harlow, CM20 1LQ

**Retail unit in prominent  
Town Centre location,  
suitable for retail, leisure,  
office or medical use  
Extensive local parking  
available.**

**1,190 sq ft**

- Prominent Town Centre location
- Private car parking
- Situated within the Harlow regeneration development
- Extensive local parking available

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# Rothwell House, West Square, Harlow, CM20 1LQ

## Summary

<b>Available Size</b>	1,190 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	The whole property including 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.
<b>Service Charge</b>	To be confirmed
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E



## 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
Mezzanine - (Gross)	315	29.26
<b>Total</b>	<b>1,190</b>	<b>110.55</b>



## Description

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

This ground floor unit has the benefit from extensive glazing to the front elevation and currently comprises of a retail area and staff welfare facilities. There is a further office/meeting room at mezzanine floor level.

## Location

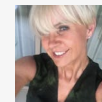
The Property is prominently situated on West Square within the Town Centre. Local occupiers include Whiskers Solicitors, Barnes & Partners Solicitors and Adecco the recruitment consultant. West Square abuts a proposed generation comprising residential apartments as well as extensive retail and leisure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



## Terms:

The property is available as a whole or in part on an effectively fully repairing and insuring terms. Length of lease(s) 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

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