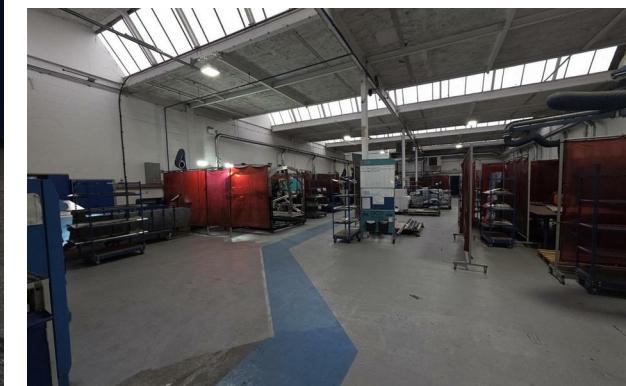


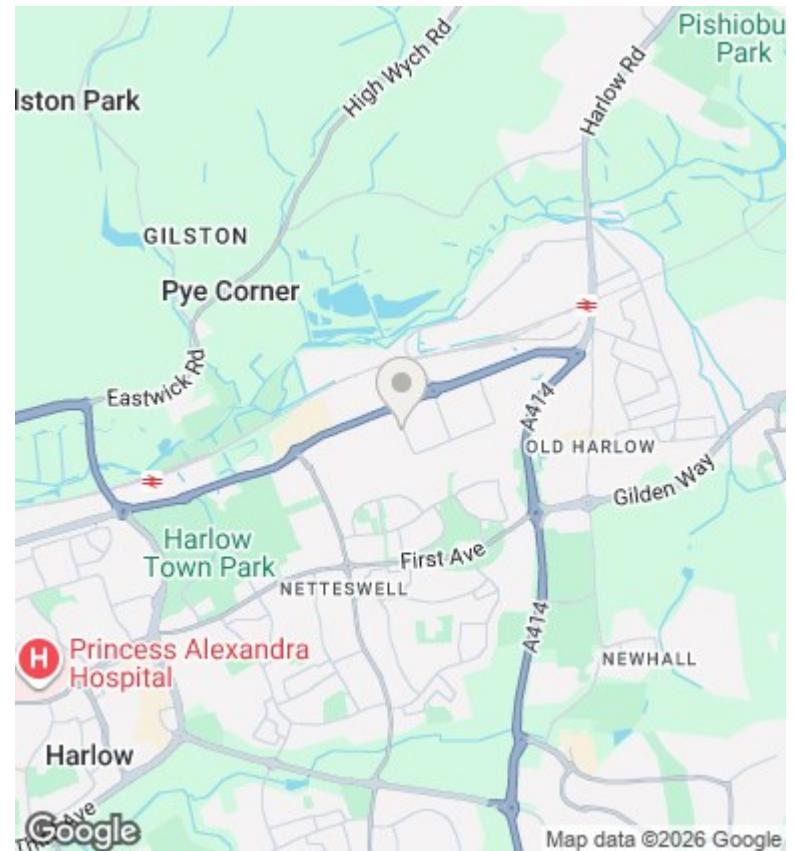
# LUXE



**Unit 4 and 5 5 West Road, Harlow, Essex, CM20 2DU**

**£8,333**

- 5660 sq ft Total Ground Floor Space
- 5 parking spaces in front of loading bay Shutter and Yard Area
- Great Location
- Kitchen Area and Toilets
- Loading Bay with Full Height Electric Roller Shutter Loading Door
- Easy Accessible to Main Motorways
- Fire Alarm System
- 3 Phase Electric and Gas Central Heating



## Directions

## Viewings

Viewings by arrangement only. Call 020 3551 6141 to make an appointment.

## Council Tax Band

## EPC Rating:

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |