

# LUXE



## 3 West Place, West Road, Harlow, Essex, CM20 2GY

£2,000 PCM

- Recently painted modern spacious Industrial Unit located on a small established Industrial estate.
- Fully alarmed premises with security shutters to lower Windows and Doors
- Loading bay with full height Electric Roller Shutter loading door
- Air Conditioning in all first-floor areas
- Single storey with Mezzanine and modern facilities
- Fire Alarm System
- Two Large workshop and storage areas with versatile space for storage/office (as required)
- Kitchen area and two toilets, one with disabled access
- 3 parking spaces plus 2 in front of loading bay shutter
- 3 Phase Electric and Gas Central Heating

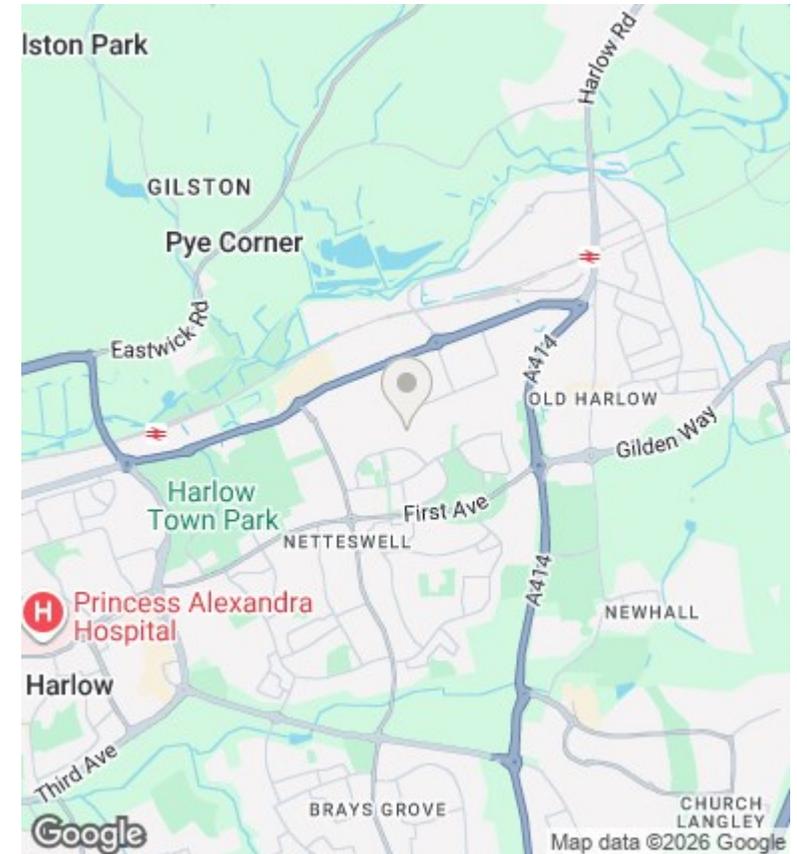
## Directions

## Viewings

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

## Council Tax Band

## EPC Rating:



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