



## 6 Printers Way

Riverway, Harlow, CM20 2SD

### **Industrial/Business Unit with additional Mezzanine floor**

**3,822 sq ft**  
(355.08 sq m)

- Modern open plan office space
- Eaves height of c.4.8 m rising to 5.6 m at the ridge
- Up and over sectional loading door (4.2m width by 4.2m high)
- 9 car parking spaces
- Mezzanine can be removed (if required)
- Dedicated and serviced 1 Gb fibre line

# 6 Printers Way, Riverway, Harlow, CM20 2SD

## Summary

<b>Available Size</b>	3,822 sq ft
<b>Rent</b>	£46,000.00 per annum plus VAT
<b>Business Rates</b>	The rateable value is £42,250. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
<b>Service Charge</b>	£2,160 per annum
<b>EPC Rating</b>	C

## Description

The Property comprises an end-of-terrace industrial/business unit of steel portal frame construction under a pitched steel-clad roof incorporating translucent rooflights. There is a good-sized ground floor office with staff facilities and at first floor is a large open plan office. The unit also benefits from a mezzanine floor which provided further storage. Externally the unit benefits from a generous loading area and good levels of parking.

## Location

Printers Way is a self-contained industrial estate of 6 units at the top of River Way opposite Mead Park. Other major occupiers within the immediate vicinity include Harlow Council, DHL, Comet, Orion Alloys, OI Glass as well as Tesco and a number of car dealerships. Harlow, in general, houses other major occupiers such as Poundland, Raytheon, Trucklite, GlaxoSmithKline and Brake Bros. J7 of the M11 is approximately four miles away and links into J27 of the M25 in 9 miles. Cambridge is approximately 40 miles to the North. Stansted International Airport is located just off J8 of the M11, which is approximately 10 miles North of J7. Harlow benefits from Harlow Town and Harlow Mill train stations which serve both Cambridge and London Liverpool Street, via Tottenham Hale (Victoria Line)

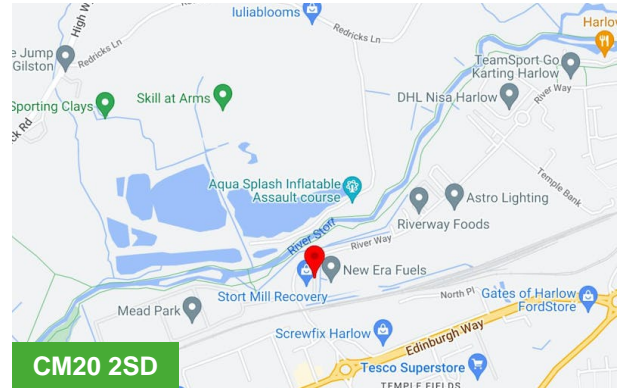
## Accommodation

The following are approximately Gross Internal Areas measured in accordance with RICS Code of Measuring Practice:

Name	sq ft	sq m
Ground - floor	2,859	265.61
1st - floor office accommodation	963	89.47
Mezzanine - storage	597	55.46
<b>Total</b>	<b>4,419</b>	<b>410.54</b>

## Terms

The property is available to let on a new full repairing and insuring lease, for a term of years 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;
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  - (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 10/05/2024