

# TO LET

**3,016 FT<sup>2</sup>**

**(280.38 M<sup>2</sup>)**



**MEAD PARK**  
HARLOW

To be refurbished

# UNIT 24

Mead Park, River Way, Harlow CM20 2SE



**9 miles**  
M25



**1.5 miles**  
Harlow



**1.5 miles**  
Harlow Town Station



**1 mile**  
Harlow Mill



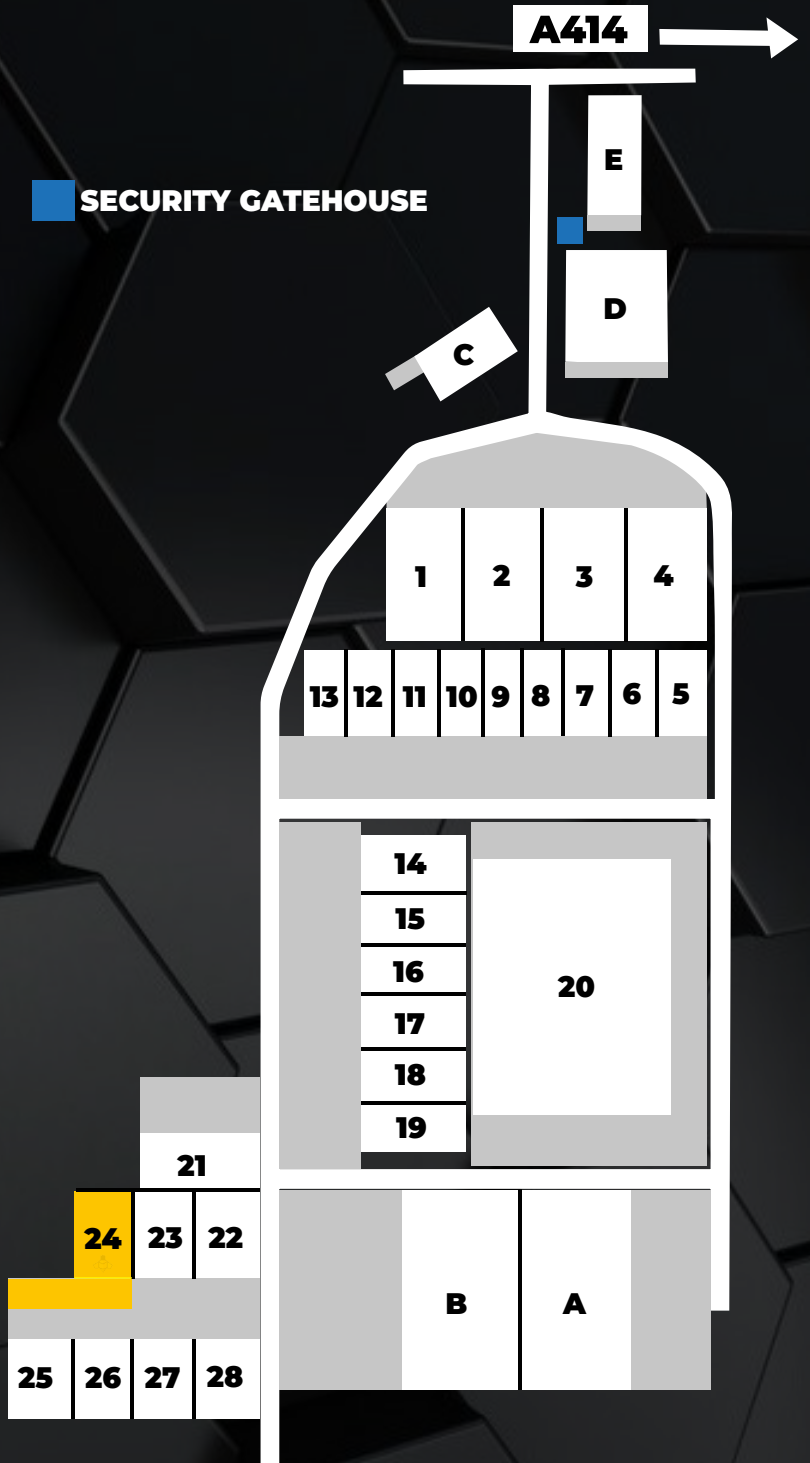
**4.5 miles**  
M11



**17 miles**  
Stansted

**A414** →

**SECURITY GATEHOUSE**



# UNIT

**FT<sup>2</sup>**

**M<sup>2</sup>**

WAREHOUSE

**2,146**

**199.62**

GROUND FLOOR OFFICES

**435**

**40.38**

FIRST FLOOR OFFICES

**435**

**40.38**

**TOTAL**

**3,016**

**280.38**

\*All areas are approximate GIA



**8 PARKING SPACES**



**24/7 SECURITY**



**6.5M MINIMUM EAVES**



**SINGLE LOADING DOOR**



**RECEPTION AREA WITH WC**



**THREE PHASE POWER & GAS SUPPLY**





## NEARBY OCCUPIERS

amazon B&Q currys KFC TESCO



### TERMS

The property is available by the way of a new FRI lease on terms to be agreed. Please contact Knight Frank or Derrick Wade Waters for quoting price/terms.

### RENT

£36,372 per annum + VAT

### RATEABLE VALUE

The unit has a Rateable Value of £33,500. Interested parties are advised to contact the Local Authority to determine the rates payable for the current financial year.

### EPC

D-98



  
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