



Unit 5 And 6 Marshgate Business Centre

Marshgate Centre, Harlow, CM19 5QP

Industrial/warehouse unit plus mezzanine floors

10,805 sq ft
(1,003.82 sq m)

- Clear height of c.6.5 m to the underside of the haunch
- Manual sectional up-and-over loading door (4m width by 4m high)
- Offices with air conditioning (heat and cool)
- Gas-fired space heating to warehouse
- Approximately 16 car parking spaces

London Office
020 8808 2277
london@dww.co.uk

Head Office
01279 620 200
harlow@dww.co.uk

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Summary

Available Size	10,805 sq ft
Rent	£120,000.00 per annum + VAT
Business Rates	According to The Valuation Office Agency website, the Rateable Value will be £66,500 from April 1st 2023.
Service Charge	TBC
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The Property comprises an end-of-terrace industrial/warehouse building constructed as part of a 14-unit scheme in approximately 2006. The property is finished to a high standard to include fully air-conditioned offices at both ground and first floor level. There is a staff restroom/kitchen together with WC facilities on the ground floor. Within the factory/warehouse, there are two mezzanine floors providing further production and storage space which are fitted out to an enhanced standard. The building benefits from generous forecourt providing car parking and loading facilities.

Location

The Property is situated on Harlow Business Park, which was developed in phases from approximately 1990. The Park comprises a mixture of high-quality offices, industrial and warehousing space. Occupiers include Bidfood and Molecular. Harlow Business Park is situated to the South-West of the town centre. Harlow offers excellent roadlinks via the M11 to Junction 27 of the M25 or via the A414 to the A1 to the West and Chelmsford to the East. The property is situated approximately equidistant between Harlow Town and Roydon railway stations, each serving London Liverpool Street.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - floor	6,472	601.27
1st - floor office area	2,301	213.77
1st - floor archive mezzanine (possible office extension)	311	28.89
Mezzanine - production mezzanine	1,058	98.29
Mezzanine - storage	663	61.59
Total	10,805	1,003.81

Terms

A new lease for a term to be agreed.



Viewing & Further Information



James Issako

01279 620 200 | 07817 269 490

ji@dww.co.uk



Simon Beeton

01279 620225 | 07976 523 373

scb@dww.co.uk

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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