



International Lamps

Stadium Way, Harlow, CM19 5FG

Business Unit

GIA 11,809 sq ft
(1,097.09 sq m)

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- Detached building
- Suitable for a wide range of uses
- 28 car parking spaces
- Part air conditioning

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Summary

Available Size	11,809 sq ft
Rent	£130,000.00 per annum (No VAT)
Price	Price on application
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable value is £79,500
Service Charge	There is an ad hoc charge for the maintenance of Stadium Way
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a fully detached 2 storey building. It has the appearance of an office building but the ground floor has always been used for storage and distribution purposes. The building appears to be of concrete framed construction under a pitched tiled roof. The elevations are finished in facing brickwork and incorporate UPVC framed double glazed windows and doors. Internally the ground floor and first floors are formed in concrete. There are kitchen and W/C facilities on both floors. Each floor has been sub-divided to create various spaces. Externally there is a dedicated car park to the front of the building and additional parking on Stadium Way.

Location

The property is situated within Stadium Way which in turn is accessed from Roydon Road. Stadium Way forms part of the larger Pinnacles industrial area which is one of 2 principal industrial areas in Harlow. Occupiers within the Pinnacles include Poundland, Glaxo, Clipper Brake Bros and UK Health Security Agency (UKHSA). The subject property is approximately 5 miles from Junction 7 of the M11 which in turn interconnects with the M25 at Junction 27 approximately 5.5 miles to the south. Harlow is subject to a number of road improvements including the additional Junction 7A to the north of the town centre.

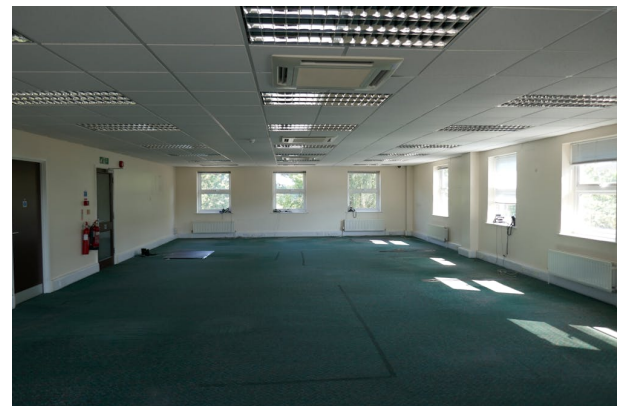
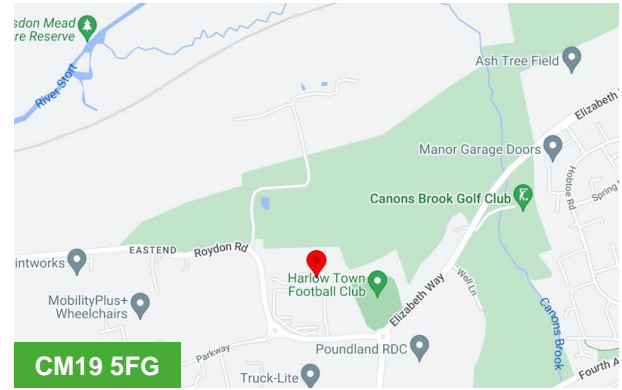
Accommodation

The accommodation comprises of the following (NIA) sq ft measurements:

Name	sq ft	sq m
Ground - floor	5,018	466.19
1st - floor	4,556	423.27
Ground - reception	742	68.93
Total	10,316	958.39

Terms

The property is available to let on a new fully insuring lease for a term of years to be agreed or freehold with vacant possession.



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;
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition; and
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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 04/04/2024