TO LET 50,983 FT² (4,736 M²)



To be refurbished

UNIT 20

Mead Park, River Way, Harlow CM20 2SE



Mead Park, Harlow is just a short distance from Harlow Town and Harlow Mill Stations (serving London Liverpool Street). It has easy road transport links to the M11 and M25 and London Stansted Airport is just a 20 minutes drive away.





17 miles Stansted



1 mile Harlow Mill

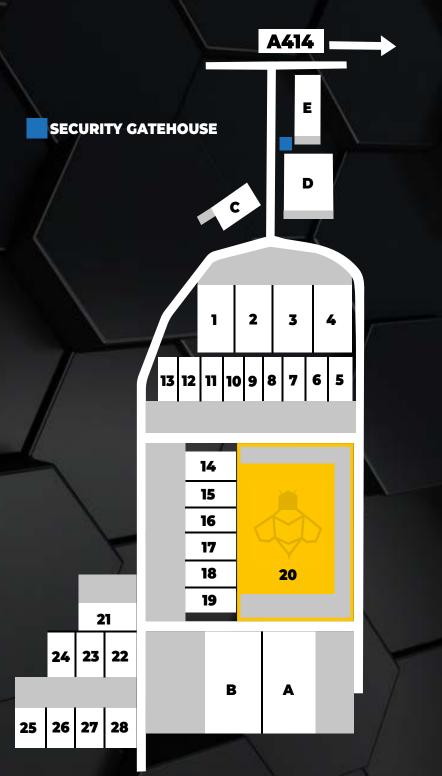


1.5 miles Harlow Town Station



1.5 miles Harlow







UNIT	FT ²	M ²
GROUND FLOOR WAREHOUSE	47,185	4,384
FIRST FLOOR OFFICES	3,798	352
TOTAL	50,983	4,736
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*All areas are approximate GIA

The warehouse was designed to sub-divide into two 25,500 ft² units



DOUBLE

GLAZED



4 LOADING

DOORS



MODERN

FACILITIES

6M CLEAR

6M CLEAR INTERNAL HEIGHT



POWER SUPPLY OF 977.7 KVA





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.

RATEABLE VALUE

The unit has a Rateable Value of £390,000. Interested parties are advised to contact the Local Authority to determine the rates payable for the current financial year.

EPC C-66

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tation Act: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute part of any offer or contract: (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) No person in the employment of Knight Frank or Derrick Wade Waters has any authority to make or give any representation or warranty whatever in relation to this property; (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition - Prepared August 2023, [8131] Designed by threesixtygroup