



Unit 1

Harold's Close, Harolds Road, Harlow, CM19 5TH

Industrial warehouse unit

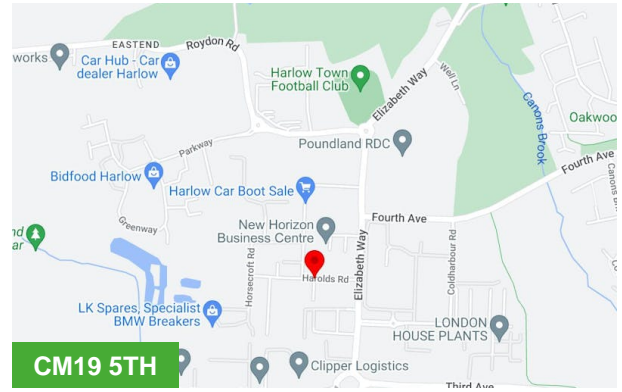
2,805 sq ft
(260.59 sq m)

- WC / staff welfare facilities
- Eaves height circa 6m
- Extensively refurbished
- 6 car parking spaces

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Summary

Available Size	2,805 sq ft
Rent	£37,900.00 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £33,00 from April 1st 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available.
Service Charge	On application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Description

The Property comprises a 1980s-built, end of terrace industrial unit with the benefit of a deep forecourt offering good loading/unloading facilities for articulated vehicles. The Property benefits from 6 car parking spaces. Internally, the unit principally comprises industrial/warehouse floor space with a small office and welfare facilities on the ground floor and a modern open plan office with excellent levels of natural light on the first floor.

Location

The Property is located on a popular development of similar units erected in the mid-1980s by Dencora. Harold Close is situated in the Pinnacles industrial area of Harlow close to other major occupiers such as Poundland, Lloyds, B&Q and Clipper Logistics. Junction 7 and 7A of the M11 is approximately 4 miles away. Cambridge is approximately 35 miles to the North, with Central London c.25 miles to the South. Harlow Town main line station is c.2 miles of the property, providing a regular service into London Liverpool Street in c.40 minutes via Tottenham Hale (Victoria line) and also Cambridge. Stansted International Airport is located just off Junction 8 of the M11, which is c.10 miles north of Junction 7.

Accommodation

The following are approximate Gross Internal Areas measured in accordance with RICS Code of measuring Practice:

- Ground floor 2,498 sq ft
- First floor 307 sq ft
- Total 2,805 sq ft

Terms

The property is available to let on 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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(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