



## Unit 3

Horse Shoe Farm, Harlow, CM17 9LH

### Industrial Unit Suitable for Motor Trade

**1,770 sq ft**  
(164.44 sq m)

- Suitable for motor trade
- Large roller shutter loading door
- 3 phase power
- Secure fenced and gated site

# Unit 3, Horse Shoe Farm, Harlow, CM17 9LH

## Summary

Available Size	1,770 sq ft
Rent	£21,000.00 per annum No VAT
Business Rates	We are advised that there are no business rates to pay
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The property comprises a steel framed 'half round' building clad in corrugated steel sheets. The property has good height and benefits from a large roller shutter loading door. The unit benefits from strip lighting, 3 phase power and a water supply.

There is parking/loading/unloading directly in front of the roller shutter loading door.

## Location

The unit is situated on Horseshoe Farm which is located on London Road. The property is approximately half a mile from Junction 7 of the M11. The M11 connects with Junction 27 of the M25, and also provides a link to Stansted Airport, about 11 miles to the North. Epping High street which offers a diverse range of retail, service providers and restaurants is only approximately 2.5 miles to the south.

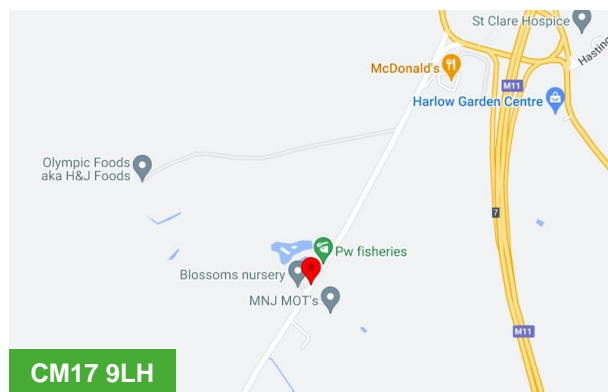
## Accommodation

The accommodation comprises the following areas:

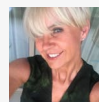
Name	sq ft	sq m
Unit	1,770	164.44
<b>Total</b>	<b>1,770</b>	<b>164.44</b>

## Terms

The property is available to let on a new full repairing and insuring lease for a term of 3 years.



## 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

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