



Unit A

Roman House, Temple Bank, Harlow, CM20 2DY

Industrial/Warehouse Unit

Suitable for all types of motor trade use

1,745 sq ft
(162.12 sq m)

- Electric roller shutter loading door
- Average eaves height of c.6m
- 3-phase power supply
- 1 WC
- Tea point
- Car parking to the front of the unit

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Summary

Available Size	1,745 sq ft
Rent	£31,410 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk , the Rateable Value is £15,750 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	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

Roman House comprises a terrace of 4 industrial warehouse units on a self-contained site in an established business location. The property is of truss-frame construction under a pitched sheet roof with the elevations having recently been over-clad with profile steel sheets. The unit provides clear span workshop space.

The unit benefits from a large electric roller shutter, a WC, tea point and its own 3-phase power supply.

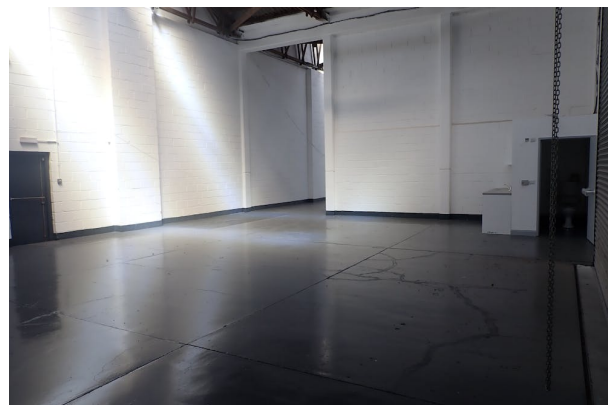
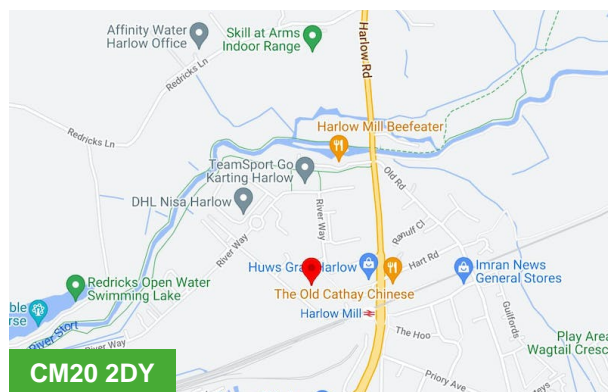
(Historic photographs).

Location

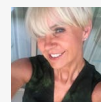
The Property is situated towards the end of Temple Bank. Temple Bank is just off Riverway within the heart of the Templefields industrial area, and therefore enjoys good road access to the M11 via the A414. The M11 intersects with the M25, approximately 5 miles to the South and Stansted International Airport is located just off J8 of the M11, which is approximately 10 miles north of J7. Harlow Mill railway station serving London Liverpool Street via Tottenham Hale (Victoria Line) is within easy walking distance of the property.

Terms

The Property is available to let on a 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

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(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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(iv) All prices quoted in these particulars may be subject to VAT in addition; and
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