



15 Kenrich Business Park

Elizabeth Way, Harlow, CM19 5TL

Industrial warehouse unit

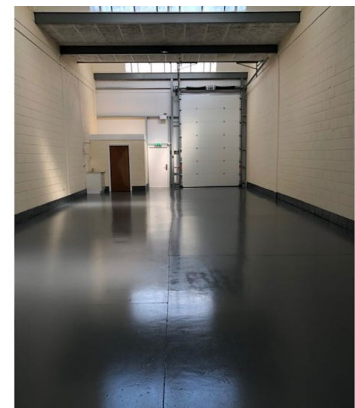
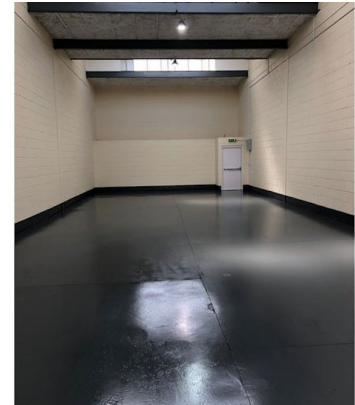
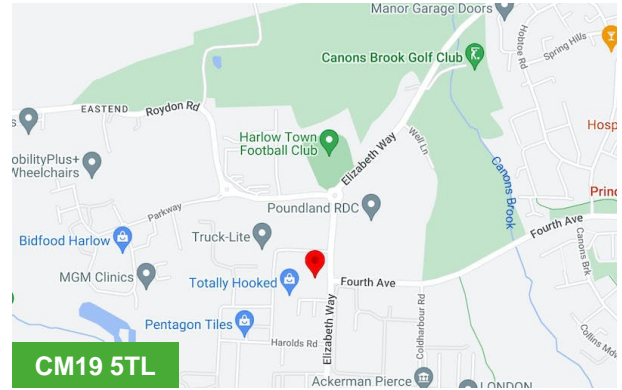
1,450 sq ft
(134.71 sq m)

- 3 phase power
- WC/staff welfare facilities
- Average eaves height of 4.8m
- Sectional shutter loading door

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Summary

Available Size	1,450 sq ft
Rent	£20,400 per annum plus VAT
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £12,750 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 and small business rates relief may be available.
Service Charge	No current service charge, the Landlord retains the right to implement in the future.
VAT	Applicable
Legal Fees	The incoming tenant is liable for both parties legal costs incurred within the transaction
EPC Rating	D



Description

Kenrich Business Park comprises 15 refurbished units of varying sizes on a secure gated site. Unit 15 is a mid-terraced unit of steel frame construction with steel clad elevations under a 'North Light' roof. Internally the unit principally comprises clear span industrial/warehouse floor space with an accessible W.C and Tea-point. The unit is lit via LED warehouse lighting.

Location

The Property is located prominently on Elizabeth Way (A1169) within the Pinnacles industrial/commercial area of Harlow. The area is a short distance from the A14 which connects with the A10 to the West and the M11 to the East at Junction 7. The M11 thereafter links with the M25 approximately 5.5 miles to the South. Harlow town train station is approximately 1.6 miles away which serve both Cambridge and London Liverpool Street, via Tottenham Hale (Victoria Line) Amenities close by include a petrol station, restaurant and bakers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - warehouse	1,450	134.71
Total	1,450	134.71

Terms

The unit is available to let on a new full repairing and insuring lease, for a term of years to be agreed.

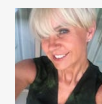
Viewing & Further Information



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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

"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
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;
(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 15/11/2023