Unit 8 Peartree Business Centre

South Road, Harlow, CM20 2BD

Modern Industrial Unit

2,769 sq ft
(257.25 sq m)

- Clear span warehouse space
- Deep forecourt with generous loading facilities
- Kitchen/WC facilities

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Summary

Available Size	2,769 sq ft
Rent	£41,535 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk, the Rateable Value will be £27,750 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	Available on request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

The property is an end terraced modern industrial unit on a small scheme of smaller units. Internally the unit provides mainly clear span warehouse space with an eaves height of 7.2m. There is a kitchen and WC. Externally, the property benefits from a deep forecourt providing generous loading provisions and 7 staff parking spaces.

Location

Peartree Business Centre is at the heart of the Templefields industrial area. It is conveniently located close to the retail parks on Edinburgh Way where occupiers include Tesco, Subway, and Costa Coffee.

Harlow Mill station is within easy walking distance and offers a regular service to London Liverpool Street via Tottenham Hale (Victoria Line) to the South, and Stansted International Airport and Cambridge to the North. Numerous bus routes serving the outlying districts are available from Edinburgh Way. Junction 7 and 7A of the M11 is approximately 4 miles away and intersects with the M25 at Junction 27, some 5 miles to the South.
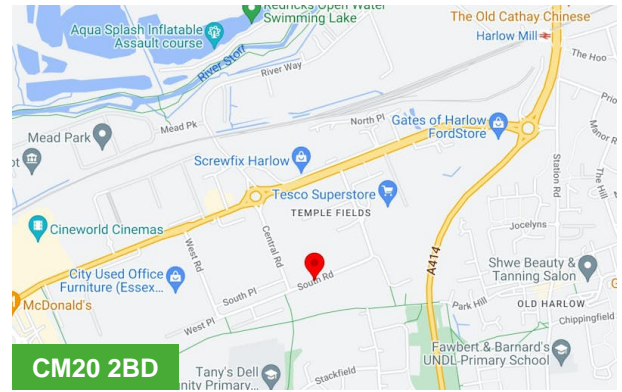
Accommodation

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

Name	sq ft	sq m
Ground	2,769	257.25

Terms

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

Viewing & Further Information

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