



## Ground Floor

Langlands House, 130 Sandringham Avenue, Harlow, CM19 5QA

### Quality Office Suite

**3,185 sq ft**  
(295.90 sq m)

- Open plan layout
- Raised floors and suspended ceiling
- Air conditioning
- 16 car parking spaces

# Ground Floor, Langlands House, 130 Sandringham Avenue, Harlow, CM19 5QA

## Summary

Available Size	3,185 sq ft
Rent	Rent on application
Rateable Value	£37,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - office	3,185	295.90
<b>Total</b>	<b>3,185</b>	<b>295.90</b>

## Description

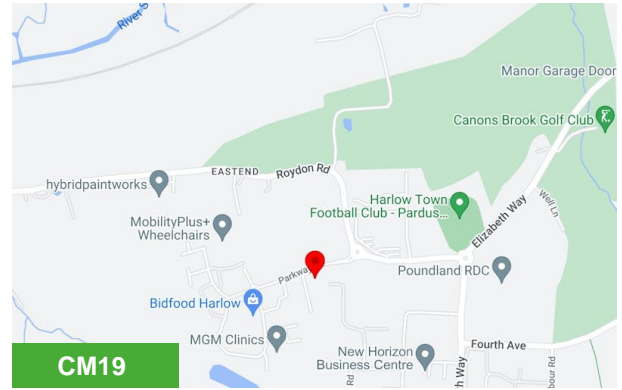
Langlands House is a modern, detached three-storey brick built office building with a large adjacent car park and landscaped areas. The office suite offers an open plan space. There are 17 car parking spaces allocated.

## Location

Langlands House is situated close to the entrance of Harlow Business Park. Harlow Town Centre is c.2.5 miles away and Harlow train station is approximately 4 miles away with services to London Liverpool Street via Tottenham Hale (Victoria Line). Harlow is served by Junction 7 of the M11 motorway which in turn links with the M25. There is a cafe within the Greenway Business Centre close by.

## Terms

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



## Viewing & Further Information



**Simon Beeton**

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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

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