

# Elysian House

Lovet Road, Harlow, CM19 5TB

# Industrial/Warehouse unit on self fenced and gated site

15,722 sq ft

(1,460.62 sq m)

- Fenced and gated site
- Modern high specification office space with LED lighting and air conditioning
- Security systems including cameras, lighting, shutters and alarm
- Gas space heater to warehouse
- Varying eaves height from 5.5m to c.8.5m

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#### Summary

Available Size	15,722 sq ft
Rent	£200,000 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £102,000 from the 1st of April 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	Nil
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

## Description

The property comprises a fully detached modern single-storey industrial/warehouse building with two-storey offices to the front elevation. The building has been extended twice to extend the warehouse space. The offices on both ground and first floor are finished to a high standard. Additionally, there is a mezzanine floor which provides further storage space (Storage mezzanine 1,646 sq ft).

The building is situated on a self-contained corner plot offering its own fenced and gated yard. The Unit benefits from an electric roller shutter serves from a concreted yard/parking area.

#### Location

The unit is located in the Pinnacles Industrial are close to other major occupiers such as Poundland, GlazoSmithKline and Brake Bros. J7 of the M11 is approximately 4 milesaway. Cambridge is approximately 40 miles to the north. Stansted International airport is located just off J8 of the M11, which is approximately 10 miles north of J7.

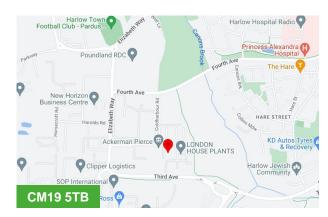
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - floor	12,576	1,168.35
1st - office	3,146	292.27
Total	15,722	1,460.62

#### **Terms**

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.







## Viewing & Further Information



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