



7 and 8 Perry Road

Perry Road, Harlow, CM18 7NS

Industrial/Warehouse units (plus mezzanines)

5,610 sq ft
(521.19 sq m)

- Recently replaced roof covering (Steel-clad)
- Extension to the rear proving increased eaves height
- Fully alarmed with security shutters to the ground floor windows and doors
- Kitchen and W.C facilities

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Summary

Available Size	5,610 sq ft
Rent	£60,000.00 per annum
Price	£800,000.00 (Guide price)
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £38,750 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	None
VAT	To be confirmed
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - floor	5,610	521.19
Mezzanine - floor	3,483	323.58
Total	9,093	844.77

Description

The Property comprises two adjacent warehouses of concrete frame construction with facing brickwork. Each unit has a steel pitched roof with the covering having been recently replaced. There is office accommodation to part of the building with staff welfare. Unit 7 has a large mezzanine floor providing further storage space. Both properties were extended by way of a modern steel frame structure which has an enhanced eaves height. There is a mezzanine floor spanning the entire extension. The building is accessed via two electrically operated roller shutters.

Location

The Property is located on Perry Road in Harlow, which is an established industrial area in South-East Harlow. It is well placed for access to Junction 7 of the M11. Junction 27 of the M25 is c.5 miles to the south. Harlow Town and Harlow Mill train stations are approximately 4 miles and 6 miles from the property respectively, providing regular services into London Liverpool Street (approximately 40 minutes) and Cambridge/Bishop's Stortford. Stansted International Airport is approximately 15 miles to the North.

Terms

The property is available to let on a new fully repairing and insuring lease. Alternatively a sale off the freehold interest may be considered.



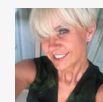
Viewing & Further Information



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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:
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(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 24/04/2024