



## 9 Peartree Business Centre

South Road, Harlow, CM20 2BD

### Modern Industrial Unit

**1,847 sq ft**  
(171.59 sq m)

- Eaves height of c.7m rising to 8.9m at the ridge
- Kitchen and staff welfare facilities
- Warehouse heating and 3-phase power supply
- Secure managed site fenced and gated

# 9 Peartree Business Centre, South Road, Harlow, CM20 2BD

## Summary

<b>Available Size</b>	1,847 sq ft
<b>Rent</b>	£27,365 per annum
<b>Business Rates</b>	According to The Valuation Office Agency website <a href="http://www.vca.gov.uk">www.vca.gov.uk</a> the Rateable Value is £18,250. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
<b>Service Charge</b>	£2,563 pa for year ended 31st December 2025
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C

## Description

The Property comprises a modern end of terrace industrial/warehouse unit on an Estate featuring 11 other units. Internally the unit provides mainly clear span warehouse space with an eaves height of 7.2m. There is a kitchen and W/C and small office. Externally, the Property benefits from a forecourt providing loading provisions and 5 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.

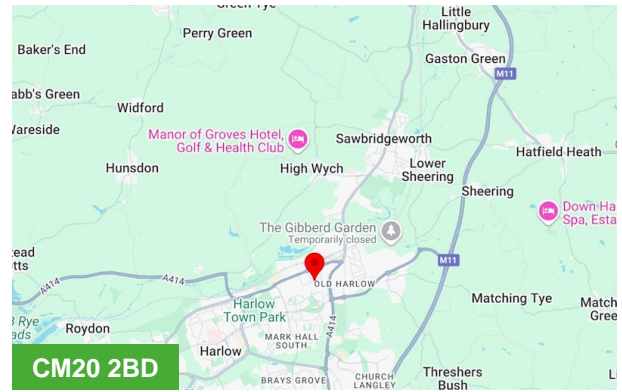
## Accommodation

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

Name	sq ft	sq m
Ground - floor	1,847	171.59

## 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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### 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

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(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;  
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