

UNIT G1 & G2

River Way, Harlow CM20 2DP

TO LET



23,168 - 52,841 SQ FT
(2,152 - 4,909 SQ M)

Modern Industrial Warehouse With Excellent
Motorway Connectivity

**Lambert
Smith
Hampton**

Unit G1 & G2 , Harlow CM20 2DP

Description

Unit G1 & G2 River Way comprises two semi detached warehouses which have been conjoined via a full height access door, providing a single, stand-alone, secured unit. G1 & G2 are of steel portal frame and brick construction and provides a total GIA of 52,841 sq ft, with a minimum eaves height of c.8m.

Available with or without racking.

ACCOMMODATION	Sq Ft	Sq M
Unit G1	23,168	2,152
Unit G2	29,673	2,757
TOTAL (GIA)	52,841	4,909

Specification

- 8m eaves height
- 6 electric roller shutter doors
- Generous yard and parking provisions
- Ground and first floor office accommodation
- WC & kitchen facilities

Location

Junction 7 of the M11 4 miles away, with the newer Junction 7A c.3.0 miles away, providing direct access to J27 of the M25 for efficient distribution across Greater London, the Midlands, and the national motorway network. Cambridge is approximately 35.0 miles north, central London 25.0 miles south. Harlow Town station offers fast trains into London Liverpool Street.

EPC

EPC report is available upon request.

Terms

A New Full Repairing and Insuring Lease for a Term to be agreed. The lease will be direct with the Landlord.

Rent

On Application

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



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Viewings

By prior appointment only.

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