



Unit 9 RO24

Harlow Business Park, Harlow, CM19 5QB

Industrial/warehouse on business park

1,609 sq ft
(149.48 sq m)

- Business park environment
- Staff welfare facilities including kitchen
- Gas fired central heating
- Clear span storage/production space
- 4 car parking spaces

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Summary

Available Size	1,609 sq ft
Price	£445,000 Guide Price
Business Rates	According to The Valuation Office Agency website, www.voa.gov.uk, the Rateable Value is £16,250 from the 1st 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.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The property comprises a modern mid-terrace industrial/warehouse of steel frame construction with part steel-clad and brick elevations under a pitched steel clad roof incorporating translucent roof lights. The property provides clear span storage/production space.

The unit is served by a sectional up and over loading door which leads out on to a block work loading/parking area.

The property benefits from a small ground floor office and has staff welfare facilities including a kitchen.

Location

The Property is situated on Harlow Business Park, which was developed in phases from approximately 1990. The Park comprises a mixture of high-quality offices, industrial and warehousing space. Occupiers include Bidvest and Molecular. Harlow Business Park is situated to the South-West of the town centre.

The property is situated approximately equidistant between Harlow Town and Roydon railway stations, each serving London Liverpool Street. Harlow offers excellent road links vi the M11 to Junction 27 of the M25 or via the A414 to the A1 to the West and Chelmsford to the East.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,609	149.48

Terms

The property is available freehold with vacant possession.



Viewing & Further Information



Rhys Southall
01279 620 221 | 07960 548878
rs@dww.co.uk



James Issako
01279 620 200 | 07817 269 490
ji@dww.co.uk

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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