



Units A & B Mead Park

River Way, Harlow, CM20 2SE

Modern Detached Industrial/Warehouse Unit With Secure Yards

46,363 sq ft
(4,307.26 sq m)

- Property to be refurbished
- Detached unit with secure yards
- 10.13m clear internal height (rising to 14.4m at the ridge)
- Four sectional loading doors approx. 4.5m high x 4m wide
- 43 car parking spaces
- 24 hour security

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Summary

Available Size	46,363 sq ft
Rent	Rent on application
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value is £347,500. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
Service Charge	Details on request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The property comprises a detached steel portal framed warehouse constructed in c.2000, originally designed to be subdivided into two equally sized units but currently fitted out to suit single occupation with first floor offices within unit B only.

There are self-contained/fenced yards served by two sectional loading doors at each end of the property.

The first floor offices have w/cs and an unfitted undercroft area. The property benefits from all mains services (power supply to be confirmed)

Location

Mead Park is situated just north of Edinburgh Way (A414) in the Templefields area of Harlow within a short distance of a variety of retail parks and trade counter operators. The A414 provides prompt access to the M11 (J7) to the East and A10 to the West. The Park is also close to Harlow Town Station (35 mins to London Liverpool Street).

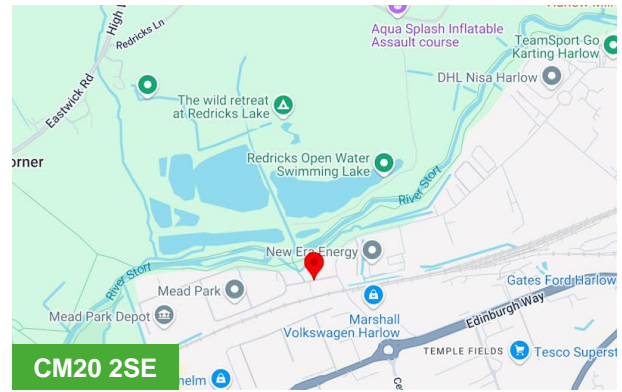
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	43,727	4,062.37
1st	2,636	244.89
Total	46,363	4,307.26

Terms

The property is available by way of new FRI lease on terms 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

"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:
(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;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
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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 29/05/2025