



Langlands House

130 Sandringham Avenue, Harlow, CM19 5QA

Excellent value office suites within a modern detached office building to let, with excellent car parking provision.

3,185 to 10,580 sq ft
(295.90 to 982.91 sq m)

- Open plan layout
- LED lighting
- Raised floors & suspended ceilings
- Air conditioning
- 54 car parking spaces (1:196 sq ft)

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Summary

Available Size	3,185 to 10,580 sq ft
Rent	£14.00 per sq ft
Business Rates	£5.47 - £5.74 psf approx. Interested parties are advised to make their own enquiries with the local authority.
Service Charge	£9.31 per sq ft Budget to 31.12.24
Legal Fees	Each party to bear their own costs
EPC Rating	C (59)

Description

Langlands House is a modern, detached three storey brick built office building with a large car park in front of the building. The second floor provides mostly open plan offices benefitting from new carpets and blinds. The ground floor suite is part fitted with kitchen and meeting rooms installed. There are 54 car parking spaces allocated.

Location

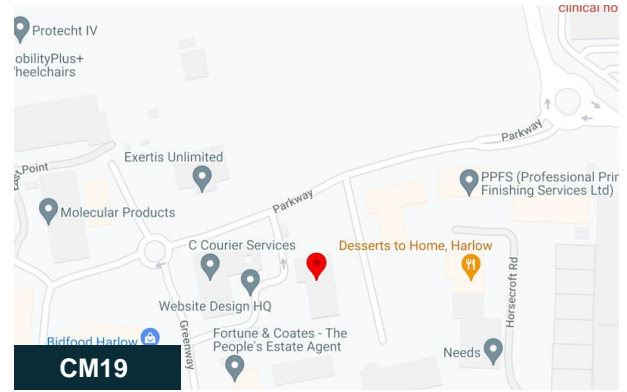
Langlands House is situated close to the entrance of Harlow Business Park. Harlow Town Centre is approximately 2.5 miles away and Harlow train station is approximately 4 miles away, with services to London Liverpool Street via Tottenham Hale (Victoria Line). Harlow is served by Junction 7 of the M11 motorway which in turn links with the M25.

Accommodation

Name	sq ft	sq m	Availability
Suite - 2nd South	4,032	374.59	Available
Suite - 2nd North	3,363	312.43	Available
Ground - Part fitted suite with kitchen and meeting rooms installed.	3,185	295.90	Available
Total	10,580	982.92	

Terms

New leases available direct from the Landlord on terms to be agreed.



Viewing & Further Information



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