

TO LET

50,983 FT²

(4,736 M²)



MEAD PARK
HARLOW

To be refurbished

UNIT 20

Mead Park, River Way, Harlow CM20 2SE



Mead Park, Harlow is just a short distance from Harlow Town and Harlow Mill Stations (serving London Liverpool Street). It has easy road transport links to the M11 and M25 and London Stansted Airport is just a 20 minutes drive away.



9 miles
M25



1.5 miles
Harlow



1.5 miles
Harlow Town Station



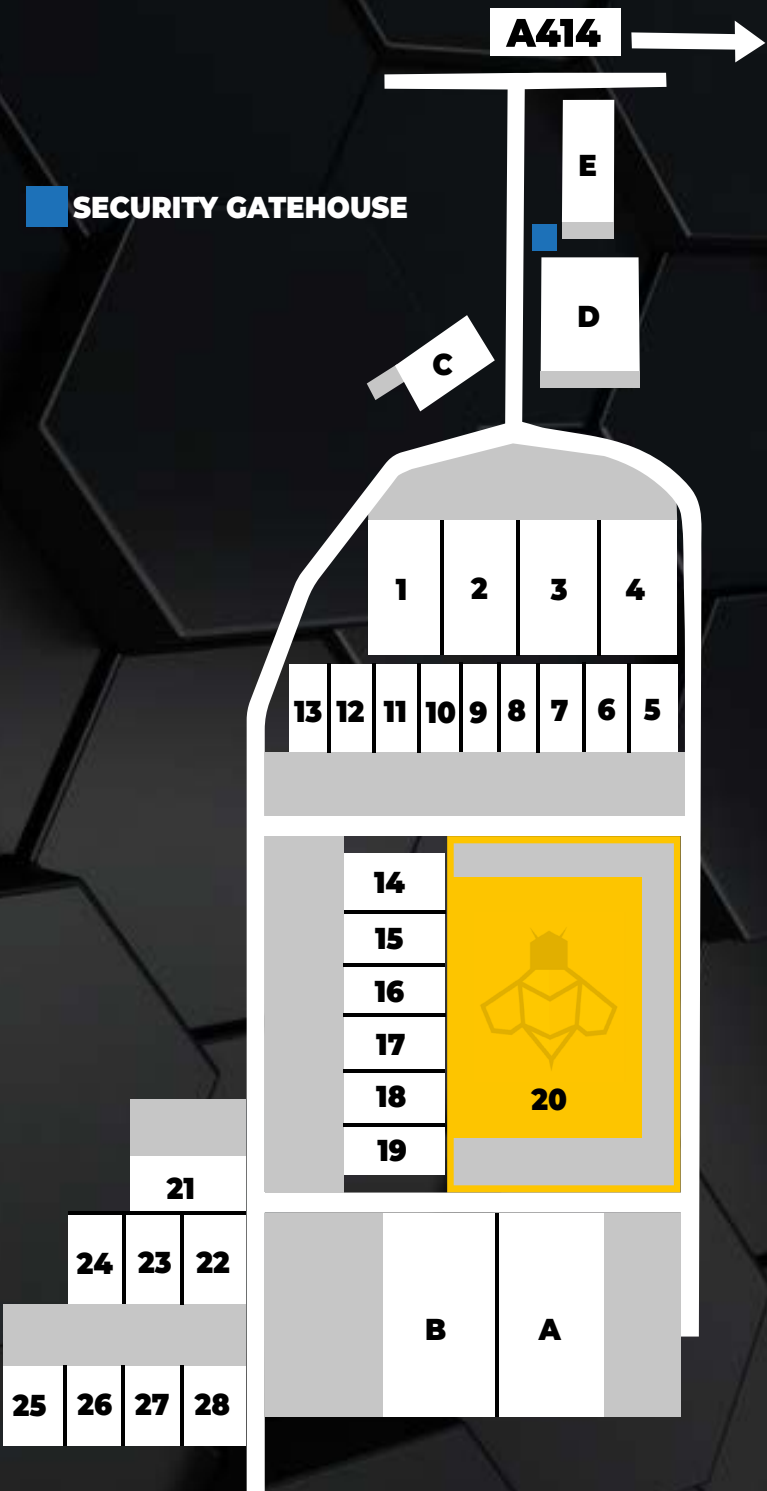
1 mile
Harlow Mill



4.5 miles
M11



17 miles
Stansted



UNIT

FT²

M²

GROUND FLOOR WAREHOUSE

47,185

4,384

FIRST FLOOR OFFICES

3,798

352

TOTAL

50,983

4,736

*All areas are approximate GIA

The warehouse was designed to sub-divide into two 25,500 ft² units



132 PARKING SPACES



24/7 SECURITY



FIRST FLOOR OFFICES



6M CLEAR INTERNAL HEIGHT



DOUBLE GLAZED



4 LOADING DOORS



MODERN FACILITIES



POWER SUPPLY OF 977.7 KVA

*SUBJECT TO FINAL VERIFICATION





NEARBY OCCUPIERS

amazon B&Q currys KFC TESCO



TERMS

The property is available by the way of a new FRI lease on terms to be agreed. Please contact Knight Frank or Derrick Wade Waters for quoting price/terms.

RATEABLE VALUE

The unit has a Rateable Value of £390,000. Interested parties are advised to contact the Local Authority to determine the rates payable for the current financial year.

EPC

C-66



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