



# ROYDONBURY INDUSTRIAL ESTATE

HORSECROFT ROAD, HARLOW, CM19 5BZ



UNITS 7 - 8

**TO LET**

**13,863 SQ FT**  
(1,288 SQ M)

## DESCRIPTION

The property comprises a 1980s built detached industrial/warehouse unit, incorporating a two-storey office and facilities. The warehouse area provides clear span space, accessed via full height loading doors situated to both ends of the property. There are ground and first floor office areas, with facilities including a kitchen and canteen. Externally, the property benefits a 0.4 acre secure fenced and gated yard.



## ACCOMMODATION & SPECIFICATION

Unit 7 & 8	SQ FT	SQ M
Ground Floor	12,200	1,133
First Floor Offices	1,663	155
<b>TOTAL</b>	<b>13,863</b>	<b>1,288</b>

- 2 x loading doors
- Newly coated roof with 25 year warranty
- 5m appox eaves height
- Electric heaters throughout
- Generous power supply of 204 kVA
- 0.4 acre fenced and gated secure yard
- Security barrier-protected estate
- Unit newly refurbished to a high standard



## LOCATION

The Roydonbury Industrial Estate is a well-maintained scheme, located within the Pinnacles industrial area. Local occupiers include Trucklite, Poundland, GlaxoSmithKline and Bidfood.

- 🚆 Harlow Town Station: 2 miles / 4 mins
- 🛣️ M11 (7): 5 miles / 15 mins
- ✈️ Stansted International Airport: 15 miles / 35 minutes
- 🚆 London Liverpool Street: 27 miles / 1 hr 5 mins
- 🏠 Cambridge: 37 miles / 1 hr 10 mins
- 🏠 Central London: 32 miles / 1 hr 20 mins

\*All figures have been obtained from Goolge Maps



## TERMS

The property is available to let on a new lease for a term of years to be agreed.

## RENT

£185,000 per annum.

## BUSINESS RATES

According to The Valuation Office Agency website [www.vo.a.gov.uk](http://www.vo.a.gov.uk), the Rateable Value will be £103,000 from April 1st 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.

## SERVICE CHARGE

Details on request.

## VAT

Applicable.

## LEGAL FEES

Each party to bear their own costs.

## EPC RATING

TBC.

## FURTHER INFORMATION



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