



## Unit 2 Coldharbour Estate

Lovet Road, Harlow, CM19 5JH

### Industrial/Warehouse unit with generous loading provisions

**3,096 sq ft**  
(287.63 sq m)

- Rear service yard with good access for articulated vehicles
- Fitted offices with gas central heating and air conditioning
- Staff welfare facilities and kitchenette
- Excellent parking

# Unit 2 Coldharbour Estate, Lovet Road, Harlow, CM19 5JH

## Summary

Available Size	3,096 sq ft
Rent	£40,000.00 per annum
Business Rates	Estimate available on request
Service Charge	A charge is levied for the upkeep of the common areas of the Estate. For the current year expiring 31 March 2024 the budget is £1,412.00.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The property comprises an industrial/warehouse unit of steel portal frame construction with access via a loading door to the rear elevation and separate office access to the front elevation via a pedestrian door. There is car parking at both front and rear. Internally there is full height warehouse/industrial space, ground floor staff facilities and an open plan first floor office.

## Location

The unit is located in the Pinnacles Industrial are close to other major occupiers such as Poundland, GlazoSmithKline and Brake Bros. J7 of the M11 is approximately 4 miles away. Cambridge is approximately 40 miles to the north. Stansted International airport is located just off J8 of the M11, which is approximately 10 miles north of J7.

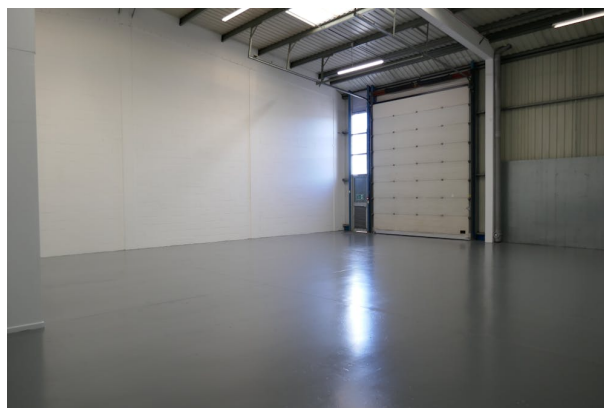
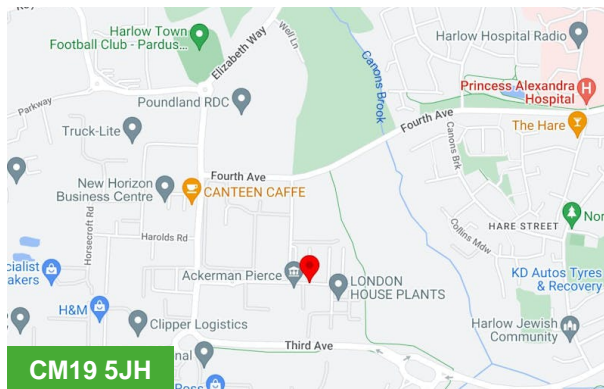
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - floor	2,547	236.62
1st - floor	549	51
<b>Total</b>	<b>3,096</b>	<b>287.62</b>

## Terms

Available by way of a new full repairing and insuring lease direct from the landlord.



## Viewing & Further Information



**James Issako**

01279 620 200 | 07817 269 490

ji@dww.co.uk



**Simon Beeton**

01279 620225 | 07976 523 373

scb@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

### MISREPRESENTATION CLAUSE

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