



Unit 3

Horse Shoe Farm, Harlow, CM17 9LH

Industrial Unit Suitable for Motor Trade

1,770 sq ft
(164.44 sq m)

- Suitable for motor trade
- Large roller shutter loading door
- 3 phase power
- Secure fenced and gated site

Unit 3, Horse Shoe Farm, Harlow, CM17 9LH

Summary

Available Size	1,770 sq ft
Rent	£21,000.00 per annum No VAT
Business Rates	We are advised that there are no business rates to pay
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a steel framed 'half round' building clad in corrugated steel sheets. The property has good height and benefits from a large roller shutter loading door. The unit benefits from strip lighting, 3 phase power and a water supply.

There is parking/loading/unloading directly in front of the roller shutter loading door.

Location

The unit is situated on Horseshoe Farm which is located on London Road. The property is approximately half a mile from Junction 7 of the M11. The M11 connects with Junction 27 of the M25, and also provides a link to Stansted Airport, about 11 miles to the North. Epping High street which offers a diverse range of retail, service providers and restaurants is only approximately 2.5 miles to the south.

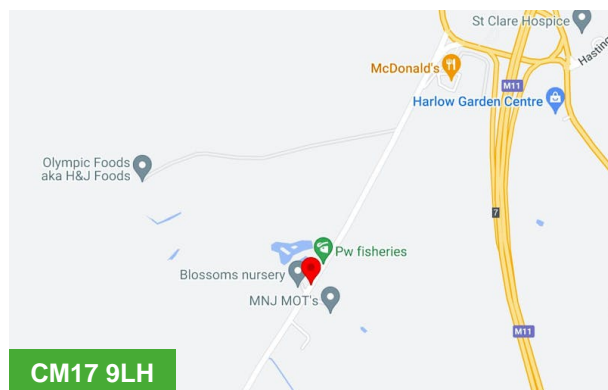
Accommodation

The accommodation comprises the following areas:

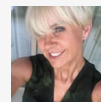
Name	sq ft	sq m
Unit	1,770	164.44
Total	1,770	164.44

Terms

The property is available to let on a new full repairing and insuring lease for a term of 3 years.



Viewing & Further Information



Elizabeth Finch

01279 620 222 | 07375 405 086
ef@dww.co.uk



James Issako

01279 620 200 | 07817 269 490
ji@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

- "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;
 - (iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
 - (iv) All prices quoted in these particulars may be subject to VAT in addition; and
 - (v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;
 - (vi) All quoting rents, prices and terms are expressed subject to contract;
 - (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 10/05/2024