



## 16 Stort Mill Industrial Estate

Riverway, Harlow, CM20 2SN

### Industrial / Warehouse Unit

**2,320 sq ft**  
(215.54 sq m)

- LED lighting throughout
- Electric roller shutter door
- 5 car parking spaces
- WC facilities
- Eaves height of 4.35m rising to 5.27m at ridge

# 16 Stort Mill Industrial Estate, Riverway, Harlow, CM20 2SN

## Summary

<b>Available Size</b>	2,320 sq ft
<b>Rent</b>	£37,120.00 per annum
<b>Business Rates</b>	According to The Valuation Office Agency website <a href="http://www.voa.gov.uk">www.voa.gov.uk</a> website, the Rateable Value will be £19,500 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.
<b>Service Charge</b>	There is a service charge for the maintenance of the common areas, and we advised that this is currently budgeted at £TBC pa.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The property is a concrete-framed, mid-terrace unit with brick and profile metal cladding to the external walls. The property has a pitched steel portal framed roof with corrugated roof sheets and translucent roof lights.

The unit benefits from an electric roller shutter loading door. Internally, the unit provides clear span storage/production space. Additionally, there is a ground floor office, kitchenette, and W.C.

## Location

Stort Mill Industrial Estate is located on Riverway in the Templefields area of Harlow. The M11 is approximately 4.5 miles to the South-East and connects to the M25 interchange at Junctions 6/27.

Stansted International Airport is 8 miles to the North-East. Harlow Mill Station, which is within easy walking distance, serves London Liverpool Street within 40 minutes.

## Terms

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



## Viewing & Further Information



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### 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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