



Unit 47 & 48 Harlow Trade Centre

Burnt Mill, Harlow, CM20 2HS

Industrial Unit / Trade Counter

3,514 sq ft
(326.46 sq m)

- Good level of parking and loading provisions
- WC and kitchen facilities
- Recently refurbished
- Trade centre location
- Motor trade use considered
- Rent incentive year one

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Summary

Available Size	3,514 sq ft
Rent	£29,880.00 per annum (Year 1)
Business Rates	Rateable Value will be £19,500 (Unit 47) / £ 19,000 (Unit 48) 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.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises of two mid-terrace industrial/trade counter units of concrete frame construction with brick and block infill. The units have pitched roofs with an eaves height of 4.4m and a ridge height of 6m. Externally, there is a deep forecourt for loading and unloading, and generous parking facilities. The rest of the unit provides clear span storage/production space. Please note, the information, photos and plans provided are for general informative / illustrative purposes only.

Location

Burnt Mill Business Park is an established trade counter estate; current operators include Pirtek, Howdens Joinery, City Electrical Factors and ATS Euromaster. The estate is located directly off Elizabeth Way, and is approximately 4.5 miles north of the M11, which connects to the M25 at Junction 27 and Stansted Airport (8 miles to the North East), and a short distance from the A414. Harlow Town Station is approximately 0.5 miles serving London Liverpool Street via Tottenham Hale.

Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Name	sq ft	sq m
Ground - warehouse	3,514	326.46
Total	3,514	326.46

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £59,740 per annum exclusive. 50% off first year (£29,880) plus VAT (Subject to lease terms).

Service charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.



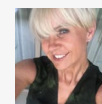
Viewing & Further Information



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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

"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 02/05/2024