



Units 2 & 3 Coldharbour Estate

Lovet Road, Harlow, CM19 5JH

Industrial/Warehouse units with generous loading provisions

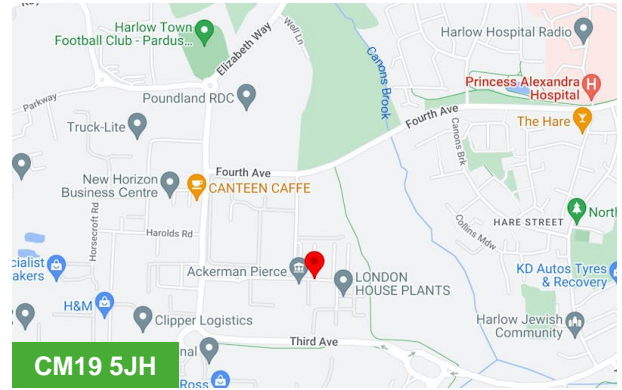
6,331 sq ft
(588.17 sq m)

- 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

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Summary

Available Size	6,331 sq ft
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 £2,824.00.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Description

The properties comprises of industrial/warehouse units 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 offices.

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	5,234	486.25
1st - floor	1,097	101.91
Total	6,331	588.16



Terms

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

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
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 - (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 04/04/2024