



## Warwick House

Perry Road, Harlow, CM18 7NF

**First Floor Class E space  
suitable for a variety of uses**

**1,450 sq ft**  
(134.71 sq m)

- Gas fired central heating
- 2 car parking spaces
- Flexible terms
- On street parking

# Warwick House, Perry Road, Harlow, CM18 7NF

## Summary

<b>Available Size</b>	1,450 sq ft
<b>Rent</b>	£15,000 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 is £9,300 from the 1st April 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year. The property will potentially benefit from 100% small business rates relief.
<b>Service Charge</b>	On application
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C

## Description

The property forms part of Warwick House, a 2 storey mixed use development. The available space is situated at first floor level and although originally offered in an open plan format has subsequently been divided into a number of rooms. These could be retained or the space reconfigured to suite tenants requirements.

The property is considered to be suitable for a range of uses falling within Class E including offices, light production or consulting rooms.

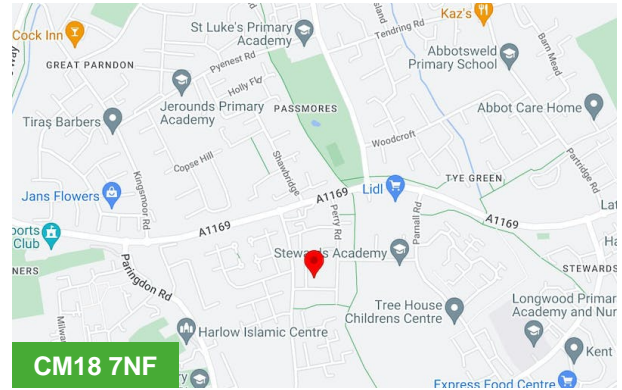
## Location

The property is situated within the Staple Tye area of Harlow., Staple Tye shopping centre anchored by Lidl, Poundland and McDonald's is within easy walking distance of the property on Southern Way.

Southern Way leads directly to the A414 which then intersects with the M11 at Junction 7 some 5.5 miles north of Junction 27 of the M25.

## Terms

The property is available to let for a term of years to be agreed.



## Viewing & Further Information



**Simon Beeton**

01279 620225 | 07976 523 373  
scb@dww.co.uk



**Elizabeth Finch**

01279 620 222 | 07375 405 086  
ef@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 19/02/2024