



Unit 19

Stort Mill, Harlow, CM20 2SN

Industrial / Warehouse unit

1,006 sq ft
(93.46 sq m)

- c.5.27m to apex and c.4.35m to underside of haunch
- Parking spaces and small gated yard to the side of the unit
- Forecourt parking
- Concertina loading door (c.3m wide by 4m high)
- WC and office

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Summary

Available Size	1,006 sq ft
Rent	£18,100.00 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £11,000 from the 1st of April 2023. It is possible to get up to 100% rates relief on this property should you meet the Council's criteria.
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - warehouse	1,006	93.46
Total	1,006	93.46

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 one concertina loading door. Internally, the unit provides clear span storage/production space. There is a ground floor office/meeting room and an office on the first floor.

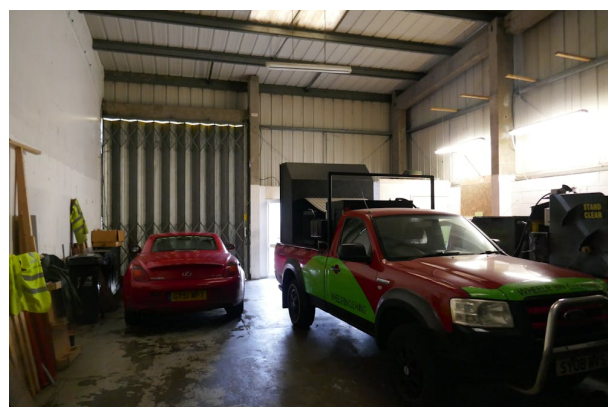
Location

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 (Junction 7 & 7A Harlow) and connects to the M25 interchange at Junctions 6/27.

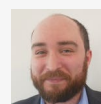
Stansted International Airport is 8 miles to the North-East. Harlow Mill Station, which is within easy walking distance, serves London Liverpool Street within 40 minutes.

Terms

The property is available to let on 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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(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 03/05/2024