

Ground Floor Office Suite, Unit 2, RO24, Harlow
Business Park, Harlow, Essex CM19 5QB

OFFICE TO LET

Office suite available to let on a popular estate
878 sq ft (81.5 sq m)



- Modern office suite
- Established and popular estate
- Parking on site

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk

Ground Floor Office Suite, Unit 2, RO24, Harlow Business Park, Harlow, Essex CM19 5QB



Location

The property is situated on Harlow Business Park, to the west of Harlow town centre. Access to the estate is from Roydon Road, with the building being located approximately three miles from junction 7 of the M11 and approximately one mile from Harlow Town train station.

Description

The available accommodation comprises a ground floor office suite of open plan configuration with a single WC and kitchenette. The suite benefits from suspended ceilings with recessed Category II lighting, comfort cooling and heating, perimeter trunking, carpeting and ample storage. Outside are four car parking spaces allocated for the suite. The property is connected to a 1Gb dedicated BTnet symmetric fibre broadband service which has the bandwidth to run all of the phones and internet access over the same connection without the need for additional phone lines. The fully inclusive cost per month is £175.00 which includes full management and support by the Landlord, including all of the associated hardware and a dedicated static IP address

Accommodation

Ground floor

81.5 sq m

878 sq ft

Terms

The property is available on a new lease for a term to be agreed



Rent

£16,000 per annum plus VAT. **The rent is inclusive of electricity and water.**

Business Rates

Tenants are responsible for paying business rates on the property, although it should be noted that some tenants (under the Small Business Rate Relief Scheme) could receive up to 100% small business rates relief on the below Rateable Value (RV). All interested parties should make their own enquiries with the Local Authority or the Valuation Office.

The RV of the ground floor suite is £9,700.

VAT

All figures quoted are subject to VAT at the prevailing rate, if applicable.

EPC
TBC



Viewings

For further information please contact:

Henry Warburton:

Office: 01279 758758

Mobile: 07957 483057

Email: Henry@cokegearing.co.uk