

20 South Road, Harlow, Essex CM20 2AP

INDUSTRIAL / E CLASS UNIT

FOR SALE / TO LET

Ground Floor only 3,976 sq ft / 369.37 sq m



- Established Industrial/Business location
- Good access to town centre and M11
- Planning consent for a new unit/extension
 - Suited to a variety of E class uses
 - Excellent yard and parking area

Coke Gearing
consulting
Chartered Surveyors

www.cokegearing.co.uk



Location

South Road is an established industrial area to the north side of Harlow off the A414, approximately two miles from M11 Junction 7 and one mile from Harlow town centre. The M11 provides excellent access north to Stansted Airport and the A120, which runs east, and south to the M25 and wider motorway network thereafter. The closest railway station is Harlow Mill, located approximately half a mile from the premises, providing direct links to London Liverpool Street.

Description

The property is an end of terrace, single storey concrete framed industrial unit – 1960s style with brick front elevation and profiled metal clad rear elevation beneath a profiled metal clad pitched roof. There is a concrete slab floor and the windows to the front and flank are uPVC double glazed.

There is a ground floor reception lobby, WC and kitchen to the front, beyond which is an open central workshop area flanked by partitioned lightweight office/storage rooms. Further WC facilities available within the workshop element in addition to air conditioning and recessed lighting. The unit has a pedestrian doorway fronting South Road with a double doorway entrance onto South Close to the rear of the premises.

Externally there is a block paved yard area to the side of the building with a gated entrance and also enclosed with metal palisade fencing. The yard would provide c.18 parking spaces. We understand that the property has III Phase electricity, mains water and gas heating.

Accommodation The approximately gross internal floor areas are:

GF Warehouse: 3,976 sq ft / 369.37 sq m

Planning Consent has been granted for a new adjacent unit which can be found on Harlow Councils website under reference number; **HW/FUL/24/00095 | Conversion of existing roof space and construction of double storey side extension.** You will see plans and information on the portal for reference.

The proposed extension is consented to measure 8.9m x 25.25m on the ground floor.

EPC – C-52

Rent

£44,950 per annum exclusive (Rent to be + VAT)

Sale Price

£825,000 Freehold with Vacant Possession – No VAT applicable on a sale.

Business Rates

The property is listed on the Valuation Office website as having a rateable value of £28,750. Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Local Council and Valuation Office.

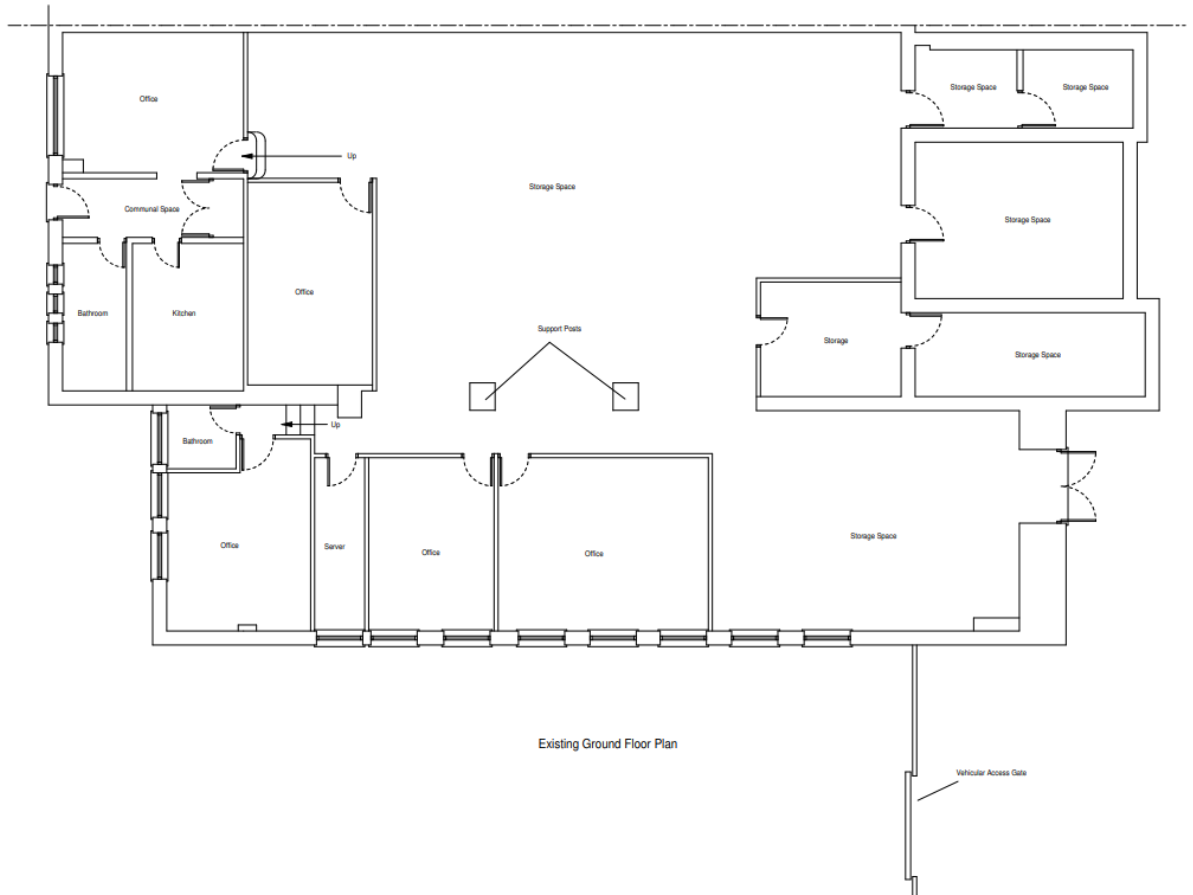
Viewings

For further information please contact:

Henry Warburton / Louise Campbell MRICS:
Office: 01279 758758

Email: Henry@cokegearing.co.uk
Louise@cokegearing.co.uk

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