

Coke Gearing

consulting

Chartered Surveyors

Unit 3 Harlow Mill Business Centre, River Way,
Harlow CM20 2FD



To Let

Industrial Unit
3,507 sq. ft. / 325.8 sq. m.

- Popular well-established estate
- Fast access to M11
- Available with a sub-lease

WWW.COKEGEARING.CO.UK

LOCATION

The property is situated on River Way within the Templefields industrial area at the eastern end of Edinburgh Way (A414), 4.5 miles north of the M11 motorway at Junction 7 and 7A which connects with the M25 motorway at interchange junctions 6 / 27. Stansted Airport is 8 miles to the northeast, with Harlow Town and Harlow Mill railway stations 1 mile and 0.3 miles away.



DESCRIPTION

The centre comprises 16 modern steel-framed warehouses / industrial units formed in three terraces, with profile metal cladding to the external elevations under steel-clad roofs with translucent roof lights.

The subject warehouse benefits from an excellent eaves height of 6.4 m rising to 8.1 m and an electric roller shutter door measuring 4 m wide and 4.5 m high. The unit also has three phase power. To the first floor there is a small open plan office. .

ACCOMODATION

Gross Internal Area: 3,507 sq ft (325,8 sq m) approx.

SERVICE CHARGE

£TBC+ VAT per annum.

INSURANCE

The insurance premium for the year is £TBC + VAT.



TERMS

The property is available from November 2023 on a new sub lease until 8 October 2027

RENT

£52,276 per annum exclusive of VAT and all other outgoings.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE (EPC)

C - 71

ANTI MONEY LAUNDERING

In accordance with the latest Anti Money Laundering legislation, the tenant / purchaser will be required to provide proof of identity and address to the letting agents prior to solicitors being instructed.

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.



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Details prepared on 11/05/26