

Showroom & Warehouse - Harlow, CM20

TO LET

Unit 1, Windsor Place, Harlow,
CM20 2GQ

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Prominent location fronting onto Edinburgh Way (A414) next Marshall Volkswagen, Bristol Street Motors Peugeot and Screwfix.
- Arranged over ground floor and mezzanine measuring approximately 4,745 square feet (440.87 square metres).
- Harlow Mill station is 0.6 miles away and Harlow Town railway station is 1.2 miles away.
- Available with a new lease and no premium.
- EPC Rating - C.

Location

Located within a busy commercial zone in Harlow on Windsor Place which is accessed via Edinburgh Way (A414). Edinburgh Way (A414) is main thoroughfare through Harlow and provides access to the M11 at the Hastingwood Interchange and to Hertford which is to the west of Harlow town centre. Nearby occupiers include Marshall Volkswagen, Bristol Street Motors Peugeot, Screwfix, Topps Tiles, The Range and Pets at Home. Harlow Mill station is 0.6 miles away and Harlow Town railway station is 1.2 miles away. Both stations provide direct access to London Liverpool Street and Cambridge.

Please note all times and distances given are approximate only.

Description

The property has most recently been used as a tile showroom with associated office space. It is currently arranged over ground floor and mezzanine providing the following floor areas;

Ground Floor = 3,206 square feet (297.87 square metres)

Mezzanine = 1,539 square feet (143 square metres)

Total = 4,745 square feet (440.87 square metres)

The property benefits from a small service yard and parking area. The warehouse area is accessed via a roller shutter.

Please note that these sizes given are approximate only and all interested parties are advised to rely on their own inspection and survey.

Business Rates

2017 Ratable Value: £39,750

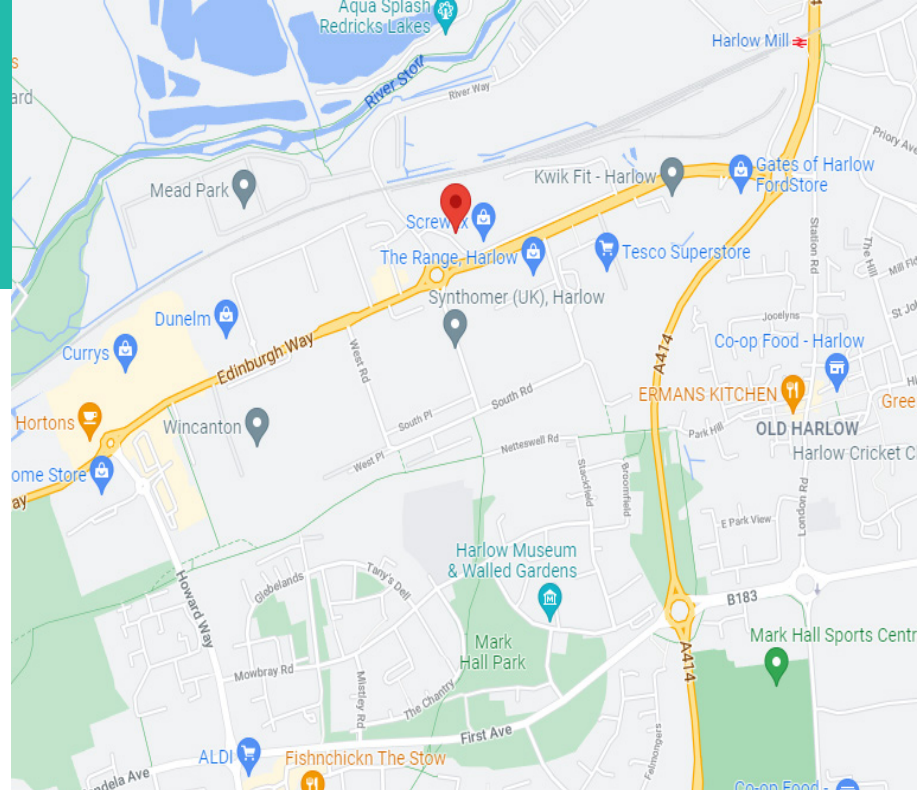
UBR (2021/22): 49.9p/£

Rates Payable: £19,835.25

These figures have been provided by the VOA. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the Harlow Council business rates department.

Terms

The property is available with a new lease at £60,00 per annum, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£60,000 per annum

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