

HAROLDS ROAD, HARLOW, ESSEX, CM19 5BJ

SHORT LEASE IF
REQUIRED

AVAILABLE IN
PART ONLY



A 7,490 - 17,112 SQ FT BUILDING

**TOTAL 1 ACRE SITE
SUIT YARD ENQUIRIES**

**TO LET
WHOLE OR PART**

www.paulwallace.co.uk

LOCATION:

Custom House fronts Harolds Road near immediately at its junction with Elizabeth Way midway between the Amazon and Poundland distribution centres fronting Third & Fourth Avenues with their routeways through to the Harlow south M11 junction via the A414 and Harlow north via the A1025.

The town centre is within approximately 1.25 miles and provides a full range of retail, service and restaurant facilities.

Harlow Town main line railway station is approximately 1.6 miles distance along Elizabeth Way.

London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.



DESCRIPTION:

An industrial warehouse building of double steel portal frame construction.

Production warehouse area	-	13,421 sq ft
Flank store	-	552 sq ft
Ground floor offices	-	1,579 sq ft
First floor offices	-	640 sq ft
Storage mezzanine	-	920 sq ft
Total	-	17,112 sq ft
Total site area	-	1 acre

All floor areas and dimensions are approximate.

- * Fully fenced and securable site
- * 4 full size 24' width electric roller shutter doors
- * 22' eaves (25'/7.6m to apex)
- * Light and three phase power
- * 2 gated entrance points
- * Male/female WC's
- * Kitchen/staff areas
- * Fire alarms (untested)

TERMS:	To let whole or part. Short lease to expire May 2030. Extended/longer lease terms possible.
RENTAL:	Upon application.
VAT:	Applicable.
RATEABLE VALUE:	We are informed upon a rateable value of £109,000 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk .
EPC:	Orange 117E.
SERVICE CHARGE:	Not applicable.
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
VIEWING:	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

C4897



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