



LANGLANDS HOUSE, 130 SANDRINGHAM AVENUE, HARLOW, ESSEX CM19 5QA



SECOND FLOOR QUALITY OFFICES WITH EXCELLENT PARKING – TO LET

3,363 – 7,395 sq ft (312.43 – 687.01 sq m)

Location

Langlands House is situated close to the entrance of Harlow Business Park. Harlow Town Centre is approximately 2.5 miles away and Harlow train station is approximately 4 miles away, with services to London Liverpool Street via Tottenham Hale (Victoria Line). Harlow is served by Junction 7 of the M11 motorway which in turn links with the M25.

Description

Langlands House is a modern, detached three storey brick built office building with a large car park in front of the building. The second floor provides mostly open plan offices benefitting from new carpets and blinds. There are 35 car parking spaces allocated.

Rent

2nd Floor South - £56,500 per annum exclusive
2nd Floor North - £47,082 per annum exclusive

Accommodation (approx NIA)

	SQ FT	SQM
Second Floor South Suite	4,032	374.58
Second Floor North Suite	3,363	312.40
Total	7,395	686.98

Key Benefits

- ✓ Open plan layout
- ✓ LED lighting
- ✓ Raised floors and suspended ceilings
- ✓ Air conditioning
- ✓ 37 car parking spaces (1:200)



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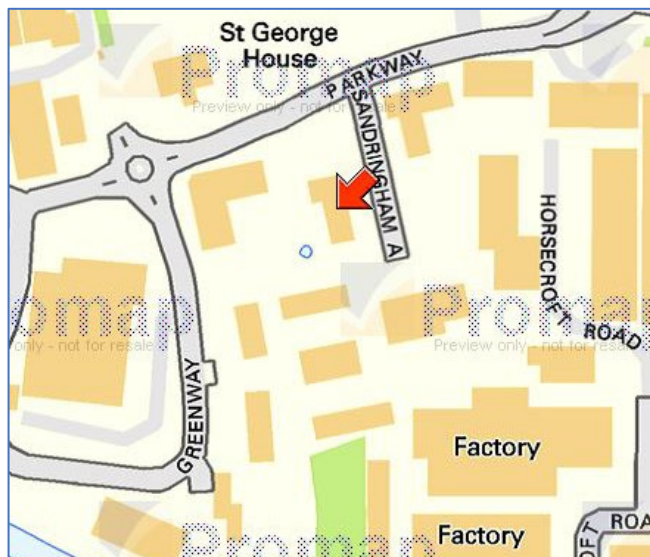
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Location Plans



Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rates

Rateable Value:

Suite A: £36,250 (£4.49 psf approx. payable)

Suite B: £31,500 (£4.67 psf approx. payable)

Interested parties should make their own enquiries of the local rating authority.

EPC

C59 – valid until 10 November 2031

Legal Costs

Each party is to bear their own legal costs.

For further information contact:

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