

# TO LET

## NEWLY CREATED BUSINESS UNITS IN GATED DEVELOPMENT

UNIT 2, ADVANCE HOUSE BUSINESS MEWS, CENTRAL ROAD,  
HARLOW, ESSEX CM20 2ST  
AREA: 3,750 ft<sup>2</sup> (350 m<sup>2</sup>)



# ADVANCE HOUSE BUSINESS MEWS, CENTRAL ROAD HARLOW, ESSEX CM20 2ST



Located to the north east of Harlow Town, this industrial property occupies a prominent, well connected position. The M11 is circa 4 miles to the south east with the M25 a further 9 miles southbound.

Advance House offers strong advantages to businesses with its workable space and good connections. To the west, Harlow Town railway station is just 1.6 miles and provides a regular rail service to London Liverpool Street, Stansted Airport and Cambridge.

## Description

Advance House provides 9 newly converted industrial/warehouse units.

## Amenities

- 3 Phase electricity/ renewable energy system
- Secure parking
- Average eaves height 4.83m
- Loading doors (H:3.4m, W:3.1m average)
- Additional parking available at cost.

## Accommodation

Type	Unit	ft <sup>2</sup>	m <sup>2</sup>	Availability
Warehouse	2	3,750	350	Available

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

## Leases

The units are available on 5 year leases.

## Rent

From £10 per ft<sup>2</sup>

## Service Charge

Budget 2017/2018: To be confirmed.

## Business Rates

Harlow Council.

Interested parties are advised to make their own inquiries with the Local Authority.

## EPC

Average C60

## Administration Fee

A fee of £500 plus VAT must be paid before legal documents are dispatched.

## Legal Costs

Each Party is to be responsible for their own legal costs incurred in the transaction.

## Viewing

Strictly by appointment with sole agents  
Strettons – Harlow

DDI: 01279 451 835

Paul Quy

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*Floor areas have been provided to us by the Landlord and have not been physically verified. Ingoing Tenants must satisfy themselves as to the accuracy of areas.*