

# TO LET

## LIGHT INDUSTRIAL UNITS

UNIT 2, KENRICH BUSINESS PARK, ELIZABETH WAY, HARLOW, ESSEX  
CM19 5TL

AREA: 1,700 ft<sup>2</sup> (158m<sup>2</sup>)



Indicative photo of internal

# UNIT 2, KENRICH BUSINESS PARK, ELIZABETH WAY

HARLOW, ESSEX CM19 5TL



Located to the north east of Harlow Town, this industrial property occupies a prominent, well connected position. The M11 is circa 5 miles to the south east with the M25 a further 10 miles southbound.

Kenrich Business Park offers strong advantages to businesses with its workable space and good connections. To the west, Harlow Town railway station is just 2 miles away and provides a regular rail service to London Liverpool Street, Stansted Airport and Cambridge.

## Transport links

- **2.2 miles to Harlow Town** – Greater Anglia service to and from London Liverpool Street, Stansted Airport and Stratford.

## Description

Kenrich Business Park provides 15 newly refurbished industrial/warehouse units. These units are finished to a great standard and some benefit from small yard space which is available to these units upon request. These units benefit from the following amenities:

### Amenities

- 3 Phase electricity
- Secure parking
- Average eaves height 4.8m
- Loading doors
- Rolling Shutter
- WC Facility
- Kitchenette

## Accommodation

	ft <sup>2</sup>	m <sup>2</sup>
Total	1,700	158

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

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.

## Lease

A new lease is available, direct from the landlord, on a term to be agreed.

## Rent

£1,850 per calendar month

## Business Rates

Harlow Council. Interested parties are advised to make their own inquiries with the local authority.

## VAT

Plus VAT if applicable

## EPC

D-97

## Legal Costs

The incoming Tenant is to be responsible for both parties legal costs incurred in the transaction.

## Viewing

Strictly by appointment with sole agents Strettons – Harlow

DDI: 01279 451 835

## Ross Di-Iorio

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## Charlie Cook

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