

FOR SALE

NEW HORIZON BUSINESS CENTRE, BARROWS ROAD, HARLOW, CM19 5FN



TWO SELF CONTAINED WAREHOUSE / INDUSTRIAL UNITS

Unit 11b: 4,585 ft² (425.9 m²) / Unit 12: 2,406 ft² (223.5 m²)

Good connections to A10 & M11

Prominent Location

**Lambert
Smith
Hampton**

01245 215 521



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01279 451 835

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LOCATION

Harlow is an established out of London commuter town and commercial centre with a population of circa. 82,000 (2011 consensus). The town is located approximately 28 miles to the north of Central London, just of junction 7 of the M11 which provides direct access to junction 27 of the M25 to the south, and to Cambridge and London Stansted Airport to the north.

New Horizon Business Centre is located off Harolds Road, within the Pinnacles Industrial area that is just off Elizabeth Way (A1169). This is a short distance to connect to the A10 to the west and to the M11 to the east via the A414.

DESCRIPTION

The property offered comprises two self-contained units occupying a prominent locations fronting Harolds Close. The terrace was formally a factory that was refurbished and subdivided in early 2000's.

Unit 11b is a concrete framed unit with 2 level access roller shutter doors, painted and recently re-screeded floor and has first floor offices (on mezzanine level) and WCs. The unit includes a yard plus parking bays and contains a ground floor reception area. The unit has a clear internal height of 4.3m rising to 4.8m between the frames.

Unit 12 is a later single storey extension of steel frame construction with block work to approximately 3m and clad externally to match the rest of the terrace. As per Unit 11b the floor has been recently re-screeded and painted. The clear internal height is 6.1m with strip lighting and a single level access roller shutter entrance from a yard entrance.

ACCOMMODATION

The property has the following approximate built gross internal areas.

Unit 11B Accommodation	Sq ft	Sq m
Ground Floor	3,790	352.10
First Floor	795	73.86
Total	4,585	425.96

Unit 12 Accommodation	Sq ft	Sq m
Total	2,406	223.52

BUSINESS RATES

The property was most recently used as a car showroom and garage (use class Sui Generis) but the site may be suitable for alternative uses (subject to planning).

We would advise any interested parties to contact Chelmsford City Council planning department for further information.

EPC

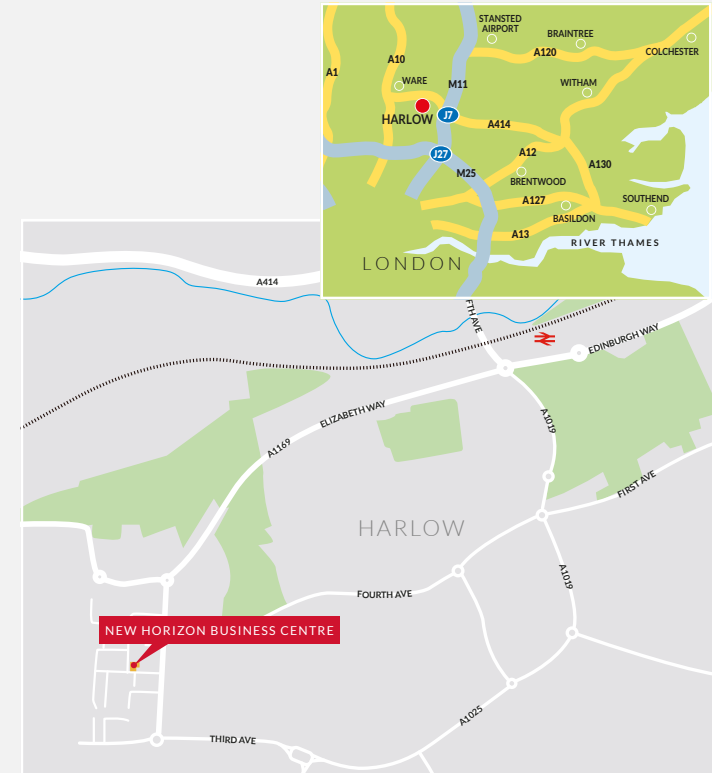
To be confirmed

TERMS

The vendor is primarily seeking a purchaser for Unit 11b but may sell it combined with Unit 12.

Unit 11b is owned by the vendor on a long-leasehold of 999 years from 2015 paying a peppercorn rent. We are quoting £600,000 for the property, which is not opted for tax and nil VAT will be payable.

Unit 12 is owned by the vendor on a freehold basis and we are quoting £425,000 for the freehold interest. The property is opted for tax so VAT will be payable on the purchase price.



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VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents:

Joe Reubin
jreubin@lsh.co.uk
01245 215 579

Paul Fitch
pfitch@lsh.co.uk
01245 215 533

Aasia Pathan
aasia.pathan@strettons.co.uk
020 8509 4428

Charlie Cook
charlie.cook@strettons.co.uk
020 8509 4481

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