

TO LET

# Modern Industrial/Distribution Space

3,031 sq.ft. (281.61 sq.m) GIA



Unit 24, Mead Park, River Way

## HARLOW

Essex CM20 2SE



MEAD PARK



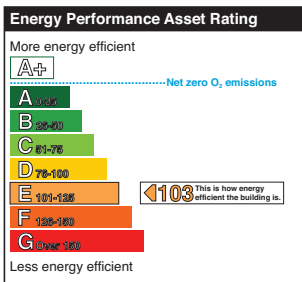


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- Minimum 6.48m high eaves
- First floor office accommodation with gas fired central heating
- Ground floor reception with WC's
- 24 hour manned security



M&G Real Estate supports the Code for Leasing Business Premises in England and Wales 2007, produced by The Joint Working Group on Commercial Leases.

Follow the Lease Code at [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk).  
Small Business? For free help on negotiating a lease see [www.leasebusinesspremise.co.uk](http://www.leasebusinesspremise.co.uk)

### Location

Mead Park is situated just north of Edinburgh Way (A414) in the Templefields area of Harlow within a short distance of a variety of retail parks and trade counter operators. The A414 provides prompt access to the M11 (J7) to the East and A10 to the West. The Park is also close to Harlow Town Station (35 mins to London Liverpool Street).

### Description

The premises comprise a modern end of terrace unit of steel portal frame construction with brick/steel clad exterior.

The unit is presently arranged to provide mainly clear warehouse space with first floor office accommodation and ground floor reception with WC's.

### Accommodation

Ground floor	2,594 sq.ft.	(241.05 sq.m)
First floor office	436 sq.ft.	(40.56 sq.m)
<b>Total</b>	<b>3,031 sq.ft.</b>	<b>(281.61 sq.m)</b>

### Rent

Upon application.

### Lease

A full repairing and insuring lease for a term of years to be agreed.

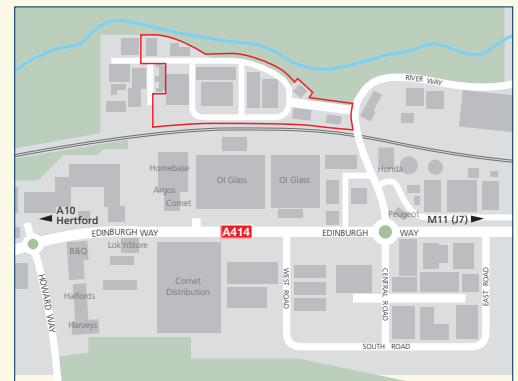
### Rates

Rateable Value (2010 List): £26,000.

Interested parties are advised to contact the Local Authority to determine the rates payable for the current financial year.

### Service Charge

A cost is levied for the provision of estate services and 24 hour manned security. Details upon request.



### Viewing

For further information or to arrange a viewing please contact the letting agents.



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Part of the M&G Group



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