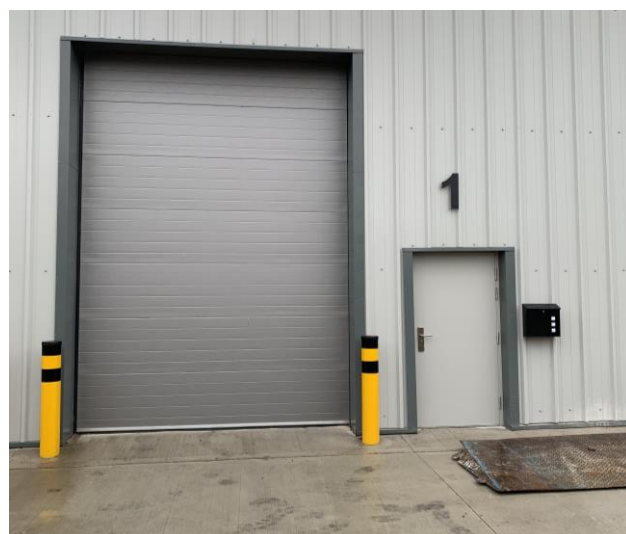
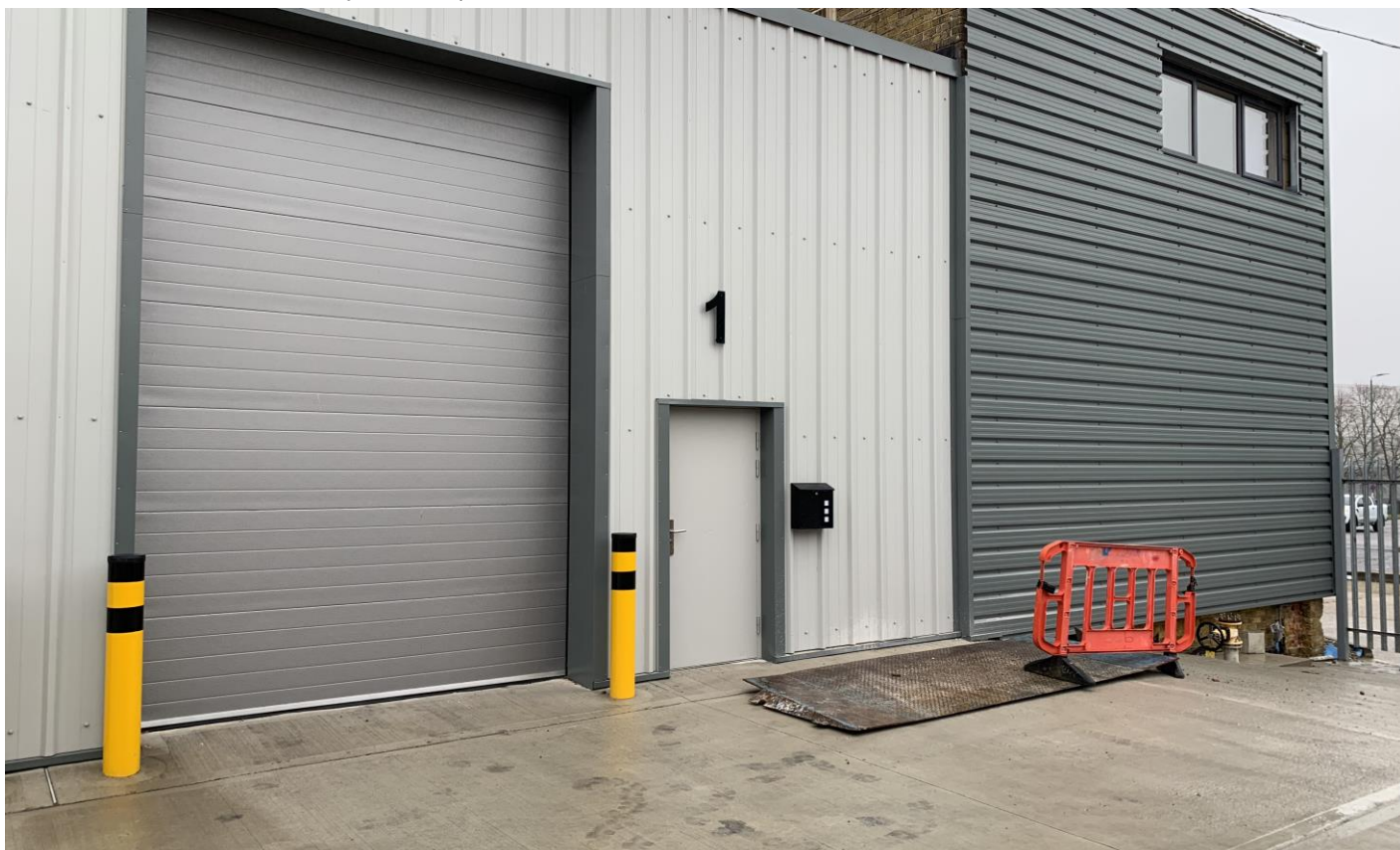


TO LET

LIGHT INDUSTRIAL UNIT

Unit 1, Kenrich Business Park, Elizabeth Way, Harlow, Essex, CM19 5TL

Total Area: 3,000Ft² (914m²)



Unit 1, Kenrich Business Park, Elizabeth Way, Harlow 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** from **Harlow Town** railway station where trains run from Bishops Stratford to Stratford international

Description

Kenrich Business Park provides 15 newly refurbished industrial/warehouse units. These units benefit from the following amenities:

Amenities

- 3 Phase Electricity
- Secure Parking
- Average eaves height 4.8m
- Loading Door

Accommodation	ft ²	m ²
Total	3000	914

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

£3,750 per calendar month

Business Rates

London Borough of Harlow. Interested parties are advised to make their own inquiries with the local authority.

VAT

We are advised that VAT is applicable

EPC

D-86

Legal Costs

The incoming tenant is liable for both parties legal cost incurred within the transaction.

Viewing

Strictly by appointment with sole agents
Strettons
Waltham House
11 Kirkdale Road
E11 1HP
Tel: 020 8520 1918
Fax: 020 8520 8022
strettons.co.uk

Charlie Cook

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Ross Di-Iorio

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