

# AVAILABLE TO LET

## LIGHT INDUSTRIAL UNIT / WORKSHOP

29 Stort Mill, River Way, Harlow CM20 2SN

Size: 3,421Ft<sup>2</sup> (318 m<sup>2</sup>)



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29 Stort Mill is located on River Way; access to which is granted by the A414 (Elizabeth Way). To the South, the Harlow roundabout joins to the M11 at Junction 7 leading (Southbound) to London and to the North, Stanstead airport. To the West the A414 leads into Hertford.

## Transport links:

- **1.6 Miles to Harlow Mill Station** where two alternate Greater-Anglia lines run. One between Cambridge and London Liverpool Street. The second service runs from Bishop Stortford into Stratford International Station.
- **1.6 Miles to Cycle Route 1**

## Description

Industrial unit arranged on the ground floor, with good loading and parking facilities, benefiting from the following amenities:

### Amenities

- Loading facilities
- Rolling Shutter door
- 3 Phase electricity supply
- No restricted trading hours
- 24 Hour access
- WC's
- Roof lights
- Circa 8 Parking Spaces

Accommodation	Ft <sup>2</sup>	m <sup>2</sup>
Warehouse	2,838	115
Office	583	54
<b>Total Area</b>	<b>3,421</b>	<b>317</b>
Mezzanine	1,240	115

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

£2,850 per calendar month.

## VAT

Rent and service charge are subject to VAT.

## Service Charge TBC

## Business Rates

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

## EPC

Available upon request.

## Legal Costs

Each party are to bear their own legal costs incurred within this transaction.

## Viewing

Strictly by appointment with sole agents Strettons

## Strettons

11 Waltham House  
Kirkdale Road  
E11 1HP  
Tel: 01279 451 835

## Charlie Cook

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020 8509 4439