

Modern Industrial/Distribution Space

8,414 sq.ft. (782 sq.m) GIA

TO LET

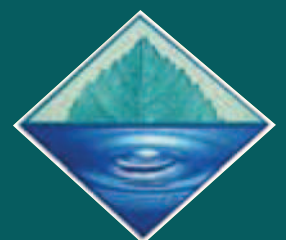
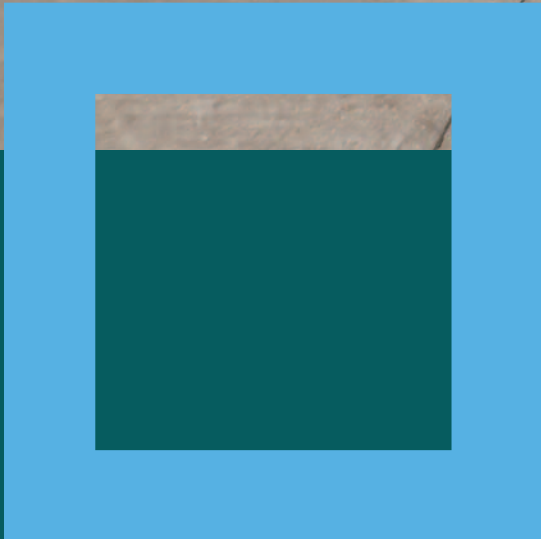
Unit 2, Mead Park, River Way

HARLOW

Essex CM20 2SE



Historic photograph



MEAD PARK

www.meadparkharlow.co.uk

Modern Industrial/Distribution Space

TO LET

8,414 sq.ft. (782 sq.m) GIA

- **Minimum headroom 5.85m**
- **3-phase power**
Central heating
to offices
- **Modern open plan office at first floor**
- **24 hour gated and manned security**

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 unit is a modern mid terrace unit of steel portal frame construction with block infill and brick/steel clad exterior.

The unit is presently arranged to provide mainly clear warehouse space. The unit benefits from a designated loading area to the front.

Accommodation

The unit has the following gross internal areas:

Warehouse	7,648 sq.ft.	(711 sq.m)
(including ground floor ancillary)		
First floor offices	766 sq.ft.	(71 sq.m)
Total	8,414 sq.ft.	(782 sq.m)

Lease

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

Rates

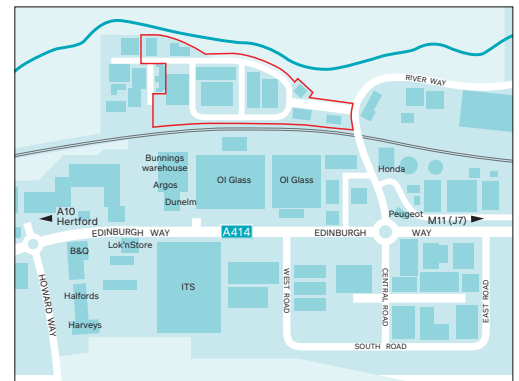
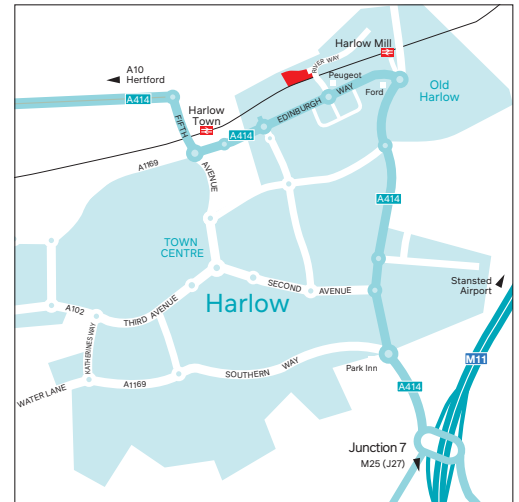
Rateable Value: £41,000.

Rates payable: Approx. £20,131.

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

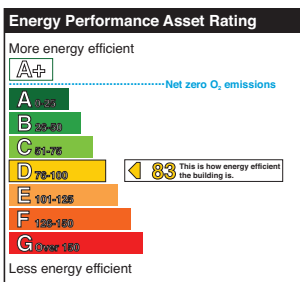
For further information or to arrange a viewing please contact the letting agents.



James Issako - ji@dww.co.uk
Simon Beeton - scb@dww.co.uk



paul.mussi@knightfrank.com
alex.schofield@knightfrank.com



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- 2) None of the statements contained in these particulars as to this property is to be relied on as a statement or representation of fact.
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