

Modern Industrial/Distribution Space

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

TO LET

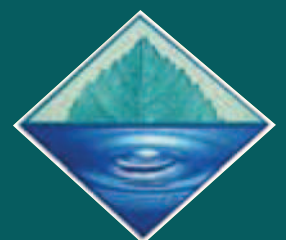
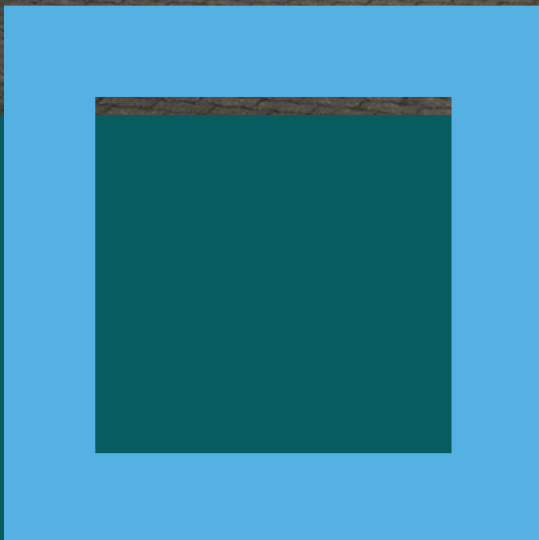


Unit 24, Mead Park, River Way

HARLOW

Essex CM20 2SE

Historic photograph



MEAD PARK

www.meadparkharlow.co.uk

Modern Industrial/Distribution Space

TO LET

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- Eaves height of c.6.0m rising to c.7.5m at the ridge
- First floor office accommodation with gas fired central heating
- Ground floor reception with WC's and kitchen
- Sectional up and over loading door width 3m by 5.3m high
- 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 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 and kitchen.

Accommodation

The unit has the following gross internal area:

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

Rent

£32,000 per annum exclusive.

Lease

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

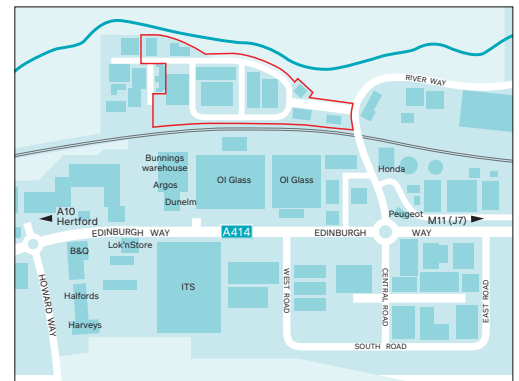
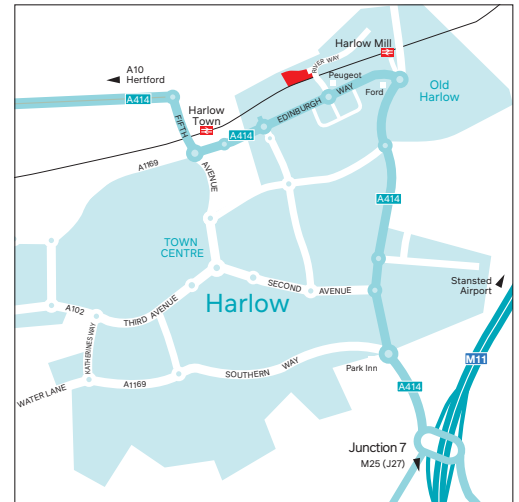
Rates

Rateable Value: £20,500. Rates Payable: £9,819.

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

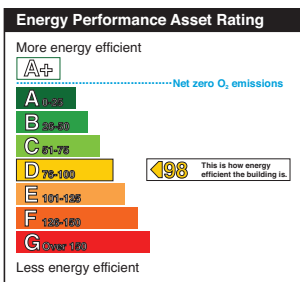
For further information or to arrange a viewing please contact the letting agents.



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