

TO LET

Modern Industrial/Distribution Space

3,705 sq.ft. (344.5 sq.m) GIA



Unit 27, Mead Park, River Way

HARLOW

Essex CM20 2SE



MEAD PARK



Indicative internal photograph

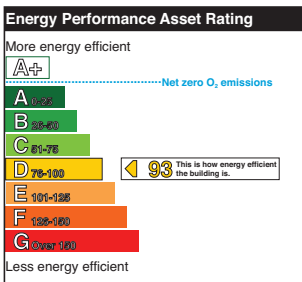


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- **Minimum eaves 6.07m. Max. 7.30m**
- **3-phase power and gas supply**
- **Approximately 9 car spaces**
- **Gas fired central heating to offices**
- **24 hour gated and manned security**



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 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 with first floor office and storage accommodation and ground floor reception with WC's.

Accommodation

Ground Floor	3,259.5 sq.ft.	(303.3 sq.m)
First Floor	445.5 sq.ft.	(41.2 sq.m)
Total	3,705 sq.ft.	(344.5 sq.m)

Rent

Upon application.

Lease

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

Rates

Rateable Value: £24,250. Rates Payable: £11,616.
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.



Part of the M&G Group



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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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