

TO LET

Modern Industrial/Distribution Space

2,180 sq.ft. (202.52 sq.m) GIA



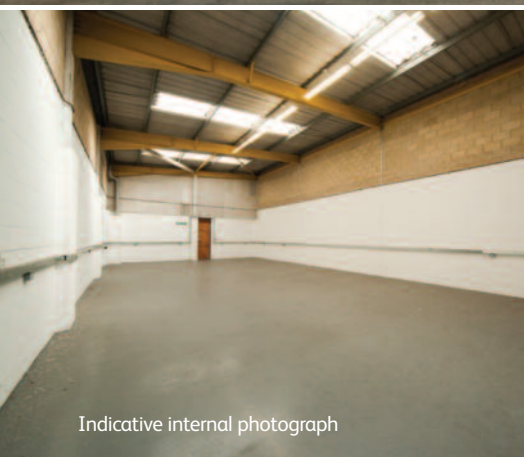
Unit 9, Mead Park, River Way

HARLOW

Essex CM20 2SE



MEAD PARK



Indicative internal photograph



Photograph shows main entrance to the estate

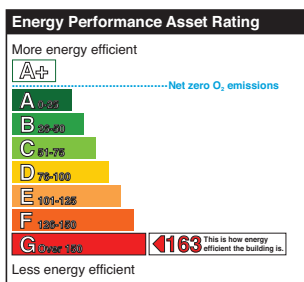


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- Minimum 4.82m high eaves
- 3-phase power and gas supply
- Generous forecourt with parking
- 24 hour manned security
- Reception office area with WC



M&G Real Estate supports the Code for Leasing Business Premises in England and Wales 2007, produced by The Joint Working Group on Commercial Leases.

Follow the Lease Code at www.commercialleasecode.co.uk.
Small Business? For free help on negotiating a lease see www.leasebusinesspremises.co.uk

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 counters. The A414 provides prompt access to the M11 (J7) to the east and A10 to the west. The estate is also close to Harlow Town Station (35 mins to London Liverpool Street).

Description

The premises comprise 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 with two WCs and reception office.

Accommodation

Ground floor 2,180 sq.ft. (202.52 sq.m)

Rent

Upon application.

Lease

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

Rates

Rateable Value (2010 List): £17,000.

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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January 2017