

# TO LET

**UNITS ON STORT MILL INDUSTRIAL ESTATE**

**RIVERWAY HARLOW CM20 2SN**



*(Historic photograph)*

## **INDUSTRIAL/WAREHOUSE UNIT**

**Approximately 1,200 sq ft (113.3 sq m)  
and 1,241 sq ft (115.3 sq m)**

**Please refer to the important notices overleaf**

**01279 620 200**

**dww.co.uk**

## MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:

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- (v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars;
- (vi) All quoting rents, prices and terms are expressed subject to contract;
- (vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters."

### DESCRIPTION:

The Estate comprises 24 concrete-framed units in 4 terraces with brick and profile metal cladding to the external walls. The units have pitched steel portal framed roofs with corrugated roof sheets and translucent roof lights. Each unit benefits from one concertina loading door.

Externally each unit has a generous forecourt for loading/unloading and parking spaces.

### LOCATION:

Stort Mill Industrial Estate is located on Riverway in the Templefields area of Harlow. The M11 is approximately 4.5 miles to the South-East and connects to the M25 interchange at Junctions 6/27.

Stansted International Airport is 8 miles to the North-East. Harlow Mill Station, which is within easy walking distance, serves London Liverpool Street within 40 minutes.

### ACCOMMODATION:

*The following are approximate Gross Internal Areas measured in accordance with RICS Code of Measuring Practice:*

|         |             |            |
|---------|-------------|------------|
| Unit 1  | 1,241 sq ft | 115.3 sq m |
| Unit 20 | 1,220 sq ft | 113.3 sq m |

### FEATURES:

- Concertina loading doors (c.3.51m wide by 3.91m high)
- c.5.27m to the ridge and c.4.35m to underside of haunch
- Both units to be refurbished – details on request
- WC facilities in both units
- Parking spaces and generous loading areas

### EPC:

|         |                                                                                     |                                                                                     |
|---------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Unit 1  |  |  |
| Unit 20 |  |  |

### TERMS:

Each unit is to be let on a new fully repairing and insuring lease, for a term of years to be agreed.

### RENT:

Rents quoted below are per annum exclusive.

|         |         |
|---------|---------|
| Unit 1  | £16,200 |
| Unit 20 | £16,000 |

Rents are subject to VAT

### RATES:

According to The Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) website, the Rateable Values are as follows:

|         |         |
|---------|---------|
| Unit 1  | £11,250 |
| Unit 20 | £10,500 |

Potential 100% rates relief possible on both individual units should you meet certain criteria. Interested parties are advised to make their own enquiries with Harlow Council.

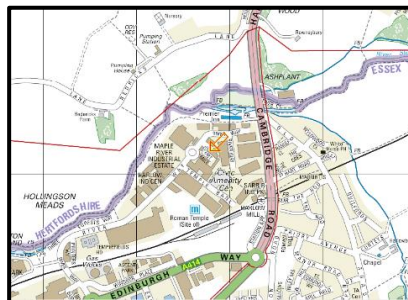
Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.

### SERVICE CHARGE:

Currently £601.07pa + VAT for Unit 1 and £590.52 for Unit 20. Insurance is currently £275pa + VAT per unit.

### LEGAL COSTS:

Each party to bear their own legal costs incurred in the transaction.



### FURTHER INFORMATION:

For further information or to arrange an inspection of the Property, please contact the lessor's sole agents:

**Derrick Wade Waters**  
**James Issako MRICS**  
01279 620226  
[ji@dww.co.uk](mailto:ji@dww.co.uk)

and

**Luke Beeton**  
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**M7 Real Estate**  
**Simon Cargin**  
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*The Client Fund supports The Code for Leasing Business Premises in England and Wales 2007 produced by The Joint Working Group on Commercial Leases. Follow the Code at [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk). Small Business? For free help on negotiating a lease see [www.leasebusinesspremises.co.uk](http://www.leasebusinesspremises.co.uk)*

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### IMPORTANT NOTES FOR INTERESTED PARTIES

\*Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority (Harlow Council 01279 446611).

\*Rates. Applicants are referred to the Local Billing Authority (Harlow Council 01279 446611) to satisfy themselves as to their likely rates liability.

\*VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).

\*Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.

\*Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.

\*Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.

\*Please refer to the misrepresentation clause at the top of this page.