

FOR SALE (May Let)

UNIT 2 6 WEST ROAD

HARLOW CM20 2DU



**SELF-CONTAINED OPEN PLAN OFFICES
WITH 9 CAR PARKING SPACES**

Approximately 1,086-2,384 sq ft (100.85-221.41 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:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
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- (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 Property comprises a self-contained two-storey office building. The property offers open plan offices over two floors, each offering good levels natural daylight. The space is available as a whole or on a floor-by-floor basis.

LOCATION:

The Property is located in West Road within the Templefields area of Harlow.

Junction 7 of the M11 is approximately 4 miles away. Cambridge is approximately 35 miles to the north, with central London some 25 miles to the south. Harlow Town and Harlow Mill main line stations are within approximately 1 miles of the property, providing a regular service into London Liverpool Street (in approximately 40 minutes) and also Cambridge. Stansted International Airport is located just off junction 8 of the M11, which is approximately 10 miles north of junction 7.

ACCOMMODATION:

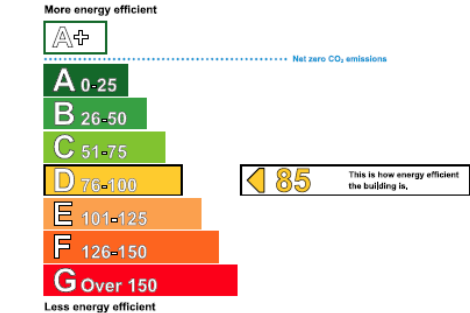
The following are approximate Net Internal Areas measured in accordance with RICS Code of Measuring Practice:

Ground floor reception	180 sq ft	16.71 sq m
Ground floor offices	1,118 sq ft	103.85 sq m
First floor offices	1,086 sq ft	100.85 sq m
Total	2,384 sq ft	221.41 sq m

FEATURES:

- Self-contained
- Open plan offices plus meeting room and private office
- Central heating throughout
- Air conditioning to first floor
- Kitchen to first floor
- Tea-making station to ground floor
- Bright reception
- Storage space
- 2 x WCs
- Cat III lighting
- Alarm system

EPC



A18008/May-19

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.

TERMS:

The property is available for sale with vacant possession. Alternatively, the premises are available to let (details on request)

GUIDE PRICE:

£420,000 + VAT

RATES:

According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value for the whole is £21,750.

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

SERVICE CHARGE:

Nil.

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 owner's joint sole agents:

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