

3 & 4 CRAMMOND PARK

Lovet Road, Harlow **CM19 5TF**

TO LET



12,670 - 28,240 SQ FT
(1,177 - 2,623 SQ M)

Flexible Industrial Accommodation in the Heart
of Harlow

**Lambert
Smith
Hampton**

3 & 4 Crammond Park, CM19 5TF

Description

The property comprises two interconnected semi detached industrial units of steel frame and brick blockwork construction with steel cladding. The units have ample parking and loading/forecourt areas to the front, large reception area in unit 4, ground and 1st floor office accommodation, 6m eaves height and WC facilities.

The units are available to be let separately or together

Specification

- 6m eaves height
- Large yard/parking space to the front of the units
- 1 level access door for each unit, 2 in total
- WC & kitchen facilities
- Ground and first floor offices in both units



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Location

The units are located on the Pinnacles industrial area on the west side of Harlow, approximately 4 miles from junction 7 of the M11 which provides access to the M25 around 7 miles to the south.

The unit is 2.2 miles from Harlow Town Station, providing frequent fast trains to Liverpool Street. It is accessed from Lovet Road which is itself accessed via Coldharbour Road.

Accommodation

| | Sq Ft | Sq M |
|------------------------------|---------------|--------------|
| Unit 3 Warehouse & Ancillary | 12,670 | 1,177 |
| Unit 4 Warehouse & Ancillary | 15,570 | 1,446 |
| TOTAL (GIA) | 28,240 | 2,623 |



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Additional Information

TERMS

The properties are available by way of an assignment of the existing lease or a new sublease. The existing lease expires on 16th February 2027, there are no further reviews until expiry.

Alternatively a new lease can be agreed direct with the Landlord.

RENT

On Application

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWINGS

Strictly by prior appointment through the agents.

Contact

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