

Westgate House, North Gate, Harlow, Essex, CM20 1YS



Modern office suite

TO LET **RENT REDUCED**

Approx. 200 sq ft (18.5 sq m)

- Pay & Display car park to front
- Communal toilets/kitchen
- 24-hour access
- Disabled wheelchair lift
- Keypad access entrance door

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

Situated within Harlow Town Centre, the property forms part of a larger office and residential development. The A414 is approximately 1.4 miles to the North and the M11 approximately 3.5 miles to the East. Harlow Town Train Station is approximately 1 mile away, providing a service to London (Liverpool Street) in approximately 27 minutes.

The property

Situated at ground floor level, the office suite comprises glass partitioning with tiled flooring. There are power points, BT and panel lighting. Communal toilets, kitchen and lifts are present as is a disabled wheelchair ramp lift.

Immediately to the front of the building there is a Pay & Display car park.

Please note, the office will come unfurnished.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate net internal floor area is:

Ground floor suite 200 sq ft 18.5 sq m

Terms

To be let on a new lease for a term to be agreed, incorporating periodic upward only rent reviews where appropriate.

Figures.

Ground floor suite **£450 pcm + VAT**

Payable quarterly in advance by Standing Order. A rent deposit may be payable, subject to accounts.

The cost includes service charge. Buildings Insurance and electricity payable separately.

EPC

The EPC rating for the whole of Westgate House is C62, expiring May 2027.

Agent's Note

All figures quoted are exclusive of VAT (if applicable)

No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

Enquiries/viewing

Please contact sole agents Branch Associates on 01708 860696 or email:

jb@branchassociates.co.uk



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