

INDUSTRIAL UNIT TO LET

8,491 sq ft (approximately)



- Under refurbishment available Q3 2023
- Located on an established industrial estate
- Close proximity to the M11, providing fast access to the M25
- Nearby major occupiers include GSK, Clipper & Poundland

Coke Gearing
consulting
Chartered Surveyors

Location

The unit is located in Spire Green Centre just off Flex Meadow Road approximately 1.2 miles to the west of Harlow's town centre within the established industrial location of The Pinnacles. The property is accessed from Junction 7 of the M11 via the A414 (Edinburgh Way) and A1169 (Elizabeth Way), the prime distribution route for Harlow. The A414 provides direct access to the A10 and A1. Alternatively, the unit can also be accessed via the new M11 Junction 7A.

Description

The property comprises a detached unit of steel portal frame construction with part-brick and part-clad elevations. To the front and right-hand side elevation there is a glazed pedestrian entrance into a reception area, WC and welfare facilities plus staircase up to first floor offices. The area beneath the first-floor offices has been infilled to create additional office space and a kitchen, this will be stripped back to the original undercroft.

The warehouse is accessed through a pedestrian door from the ground floor offices and vehicular access is via two roller shutter doors to the front left elevation. The warehouse area is in generally good order, the floor level and sealed. Eaves height of the building is 6.6m rising to 7.5m at the ridge.

The building is serviced by a forecourt providing ample parking and access. There is also the benefit of 24/7 security on site.

Accommodation

Warehouse/Trade Counter approx. 8,491 sq ft 788.8 sq m

Rent

Rent on application.

Terms

The property is available on a new fully repairing and insuring lease on terms to be agreed.

Business Rates

The property has a rateable value of £45,250, equating to rates payable of circa £22,579.75 per annum, assuming a UBR of 49.9p

EPC

C – 53

VAT

VAT chargeable at the current rate.

Services

We understand that mains electricity, gas, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

Service Charge

Current rate from January to December 2023 is £12,429.30

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewings strictly by appointment via agents:

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