

Industrial/Warehouse Units- Freehold For Sale



Units A & B, Westside Business Centre, Merring Way, Harlow, CM19 5RS



- **Modern, End Terraced Industrial Unit**
- **Gross Internal Area 4,365 sq. ft (406 sq.m)**
- **Ground & First Floor Offices**
- **Eaves Height-7.5m To the Pitch**
- **Three Loading Doors**
- **Forecourt Parking & Loading**

Location & Description

Harlow is a major urban centre with a resident population of circa 93,000 people. The town lies just off the M11 providing excellent communication links to the M25, London, Stansted Airport via the A120, and to the Midlands via the A14 at Cambridge.

Merring Way forms part of an established industrial area in Harlow, other major occupiers nearby including Unitrunk, Crosby Electrical Services Limited and GXO. The property forms part of a modern development of terraced industrial units built approximately 20 years ago and is of steel portal frame construction incorporating brick / corrugated steel cladding beneath a pitched insulated roof incorporating translucent roof panels.

The property benefits from all mains services, sealed concrete floor, eaves height of 6.1m (7.5m to the pitch), ground / first floor glazing to the front elevation, three loading doors (one at half height), sodium lighting, ground and first floor offices, kitchen and wc facilities.

Externally there is forecourt parking and loading off the shared service road.

Accommodation

Warehouse	3,715 sq. ft
First Floor Offices	650 sq. ft
Gross Internal Area	4,365 sq. ft (406 sq. m)





Town Planning

The property is situated in an established employment area and are understood to benefit from an established Class B1/2/B8 (Industrial/warehouse) use. Interested parties are advised to contact Harlow Council on 01279 446655.

Rateable Value

The property appears in the Valuation List with a Rateable Value of £34,250.

Services

We are advised the property benefits from all mains services.

Tenure

The property is available to purchase Freehold at an asking price of £915,000.

VAT

The property is elected for VAT.

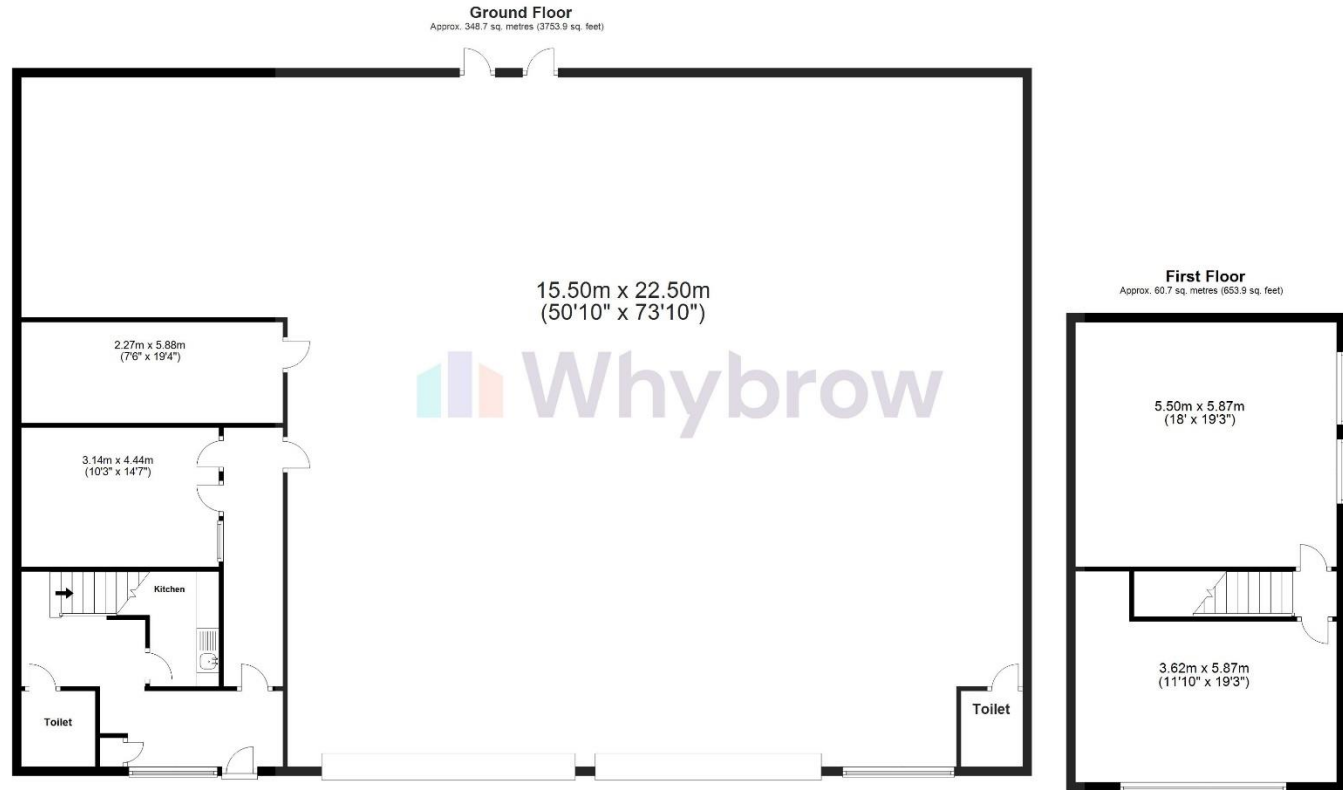
Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

EPC

The property has an EPC Rating of:





Total area: approx. 409.5 sq. metres (4407.8 sq. feet)
Merring Way



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