

**MAPLE RIVER INDUSTRIAL ESTATE,
RIVER WAY, HARLOW, CM20 2DP**



**A COMMERCIAL INVESTMENT COMPRISING A
TIDY INDUSTRIAL WAREHOUSE BLOCK OF 6
SELF CONTAINED UNITS**

5,350 SQ FT GIA

FOR SALE FREEHOLD

www.paulwallace.co.uk

LOCATION: The Maple River Industrial Estate forms part of the Templefields industrial warehousing area and is accessed immediately off the northern side of River Way just a short distance past the Canmoor Midas new build B1/2/8 scheme and the Chancerygate developed Harlow Mill Business Centre just before the roundabout overlooked by the Nisa/DHL warehouse.

There is good access out onto the major highways network via the A414 Edinburgh Way in a south east direction up to the M11 junction whilst in a westward direction the A414 provides access to the A10/A1 corridors.

Main line rail is provided from Harlow Town and Harlow Mill each with a London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections. London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.

DESCRIPTION: A single unbroken terrace of 6 industrial warehouse units of modern steel frame construction to an eaves of 17' 9"/5.4 metres.

Unit sizes range from 680 sq ft up to 1,150 sq ft to total 5,350 sq ft GIA over 6 fully self contained and separate units.

- KEY CONSIDERATIONS:**
- * **Strong employment location**
 - * **Central to the 800,000 sq ft plus Templefield Harlow Enterprise Zone**
 - * **A single unbroken terrace**
 - * **Fully let**
 - * **Average ERV's below £8.00 per sq ft**
 - * **Low monthly rental equivalents - £475 to £725 per month**
 - * **Freehold for sale**

TENANCY SCHEDULE: As attached.

TERMS: For sale freehold.

PRICE: Upon application.

VAT: Applicable.

PLANNING: Maple River was originally consented for a single terrace of brand new starter units which would constitute a B1 light industrial use.

On the basis that each individual unit be not more than 5,000 sq ft then permitted development would enable the use for B8 warehousing & distribution.

RATEABLE VALUES: We are aware of the following rateable values:

Unit 1	-	£8,200
Unit 2	-	£7,800
Unit 3	-	£7,200
Unit 4	-	£6,500
Unit 5	-	£5,800
Unit 6	-	£5,400

All rating payments are the responsibility of the individual tenant parties.

On the basis that all rateable values are below £12,000 then current legislation would enable future occupiers to benefit from up to 100% local authority ratings relief.

Interested parties are advised to verify all ratings information at www.voa.gov.uk.

EPC'S:	Unit 1	-	123 orange
	Unit 2	-	80 yellow
	Unit 3	-	82 yellow
	Unit 4	-	111 orange
	Unit 5	-	74 green
	Unit 6	-	74 green

LEGAL COSTS: Each party are to be responsible for their own legal costs.

VIEWING: Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

C4643

MISREPRESENTATION ACT

Paul Wallace Commercial for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

- i. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
- iii. No person in the employment of Paul Wallace Commercial has authority to make or give any representation or warranty whatever in relation to this property whether in the particulars supplied or by any oral or written representation
- iv. Paul Wallace Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars
- v. Rents and prices quoted in the particulars may be subject to VAT in addition

MAPLE RIVER INDUSTRIAL ESTATE, RIVER WAY, HARLOW

TENANCY SCHEDULE

UNIT	SIZE (SQ FT)	RENT (PAX)	EXPIRY	NOTES
1	1,150 sq ft	£8,690	30/06/24	Inside 54 Act. Yearly tenant breaks on 6 months notice
2	1,030 sq ft	£7,700	30/06/24	Inside 54 Act. Yearly tenant breaks on 6 months notice
3	930 sq ft	£7,200	28/02/23	Outside 54 Act
4	830 sq ft	£6,800	07/05/23	Outside 54 Act
5	730 sq ft	£6,150	07/05/23	Outside 54 Act
6A	680 sq ft	£5,700	07/05/23	Outside 54 Act
Parking x 3		£ 750	29/02/20	
TOTAL	5,350 sq ft	£42,990 pax		

Notes:

Units 1 and 2 let to same company. £4,000 rental security held

Units 3 to 6a are all let to same company. £5,760 rent security held