

Ground Floor and Second Floor, Cambridge House,  
Cambridge Road, Harlow, Essex CM20 2EU

# OFFICE SUITES TO LET

A range of sizes from 1,000 sq ft – 4, sq ft



- Modern high-quality specification offices
- Adjacent to Harlow Mill Station
- Good access to M11 Junction 7
- On-site parking available

**Coke Gearing**  
consulting  
Chartered Surveyors

[www.cokegearing.co.uk](http://www.cokegearing.co.uk)

# OFFICE SUITES TO LET



## Location

The property is prominently situated along the Cambridge Road (A1184), the main road from Harlow to Bishop's Stortford via Sawbridgeworth, and is adjacent to Harlow Mill Station close to the roundabout with the A414. Harlow is approximately 25 miles north east of central London and is accessed from M11 Junction 7, 3.5 miles to the south of the property. Rail services from Harlow Mill station are to London Liverpool Street in approximately 35 minutes and to the north to Stansted Airport and Cambridge.

## Description

Cambridge House is an attractive, modern, three-storey office building which provides predominantly open plan refurbished office space and which benefits from:

- A passenger lift and wide central staircase
- Category II lighting
- Comfort cooling & gas fired central heating
- Raised floors and suspended ceilings
- Video entry phone system
- Car parking on site
- WC facilities on each floor

## Rent

**£14.50 per sq ft exclusive**

## Accommodation

Measured in accordance with International Property Measurement Standard 3 for Offices (approximate only):

**Ground Floor** which can be split to provide different size suites:

**1,000 sq ft – 4, 567 sq ft**

**Second Floor, Suite 5:**

**1,953 sq ft / 181.43 sq m**

## Terms

Please contact the Agent for further details.

## Business Rates

The ground floor is listed in the 2017 Rating List as having a Rateable Value of £43,250.

The second floor is listed in the 2017 Rating List as having a Rateable Value of £19,500.

## Service Charge

The current service charge is approximately £6 per sq ft per annum. Please contact the Agent for full breakdown and annual variations.

## EPC

The property has a current EPC assessment rating of 75 (Band C).

## Viewings

For further information please contact:

**Louise Campbell or George Warburton:**

**Office: 01279 758758**

**Email: [louise@cokegearing.co.uk](mailto:louise@cokegearing.co.uk)**

**[George@cokegearing.co.uk](mailto:George@cokegearing.co.uk)**

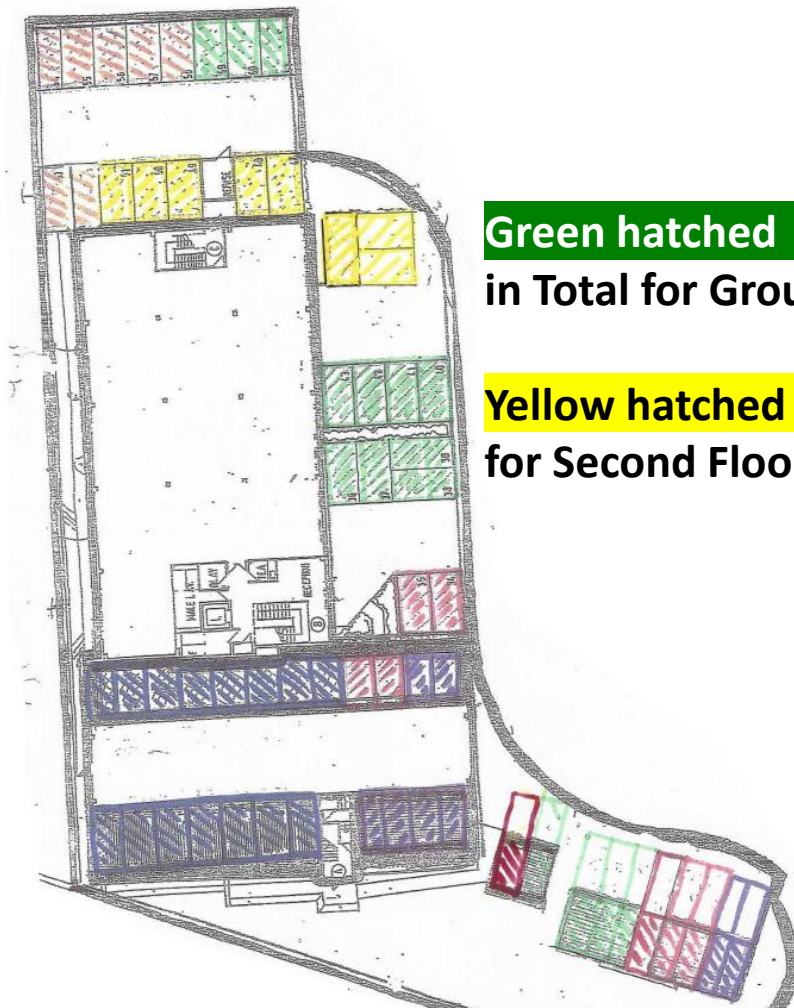
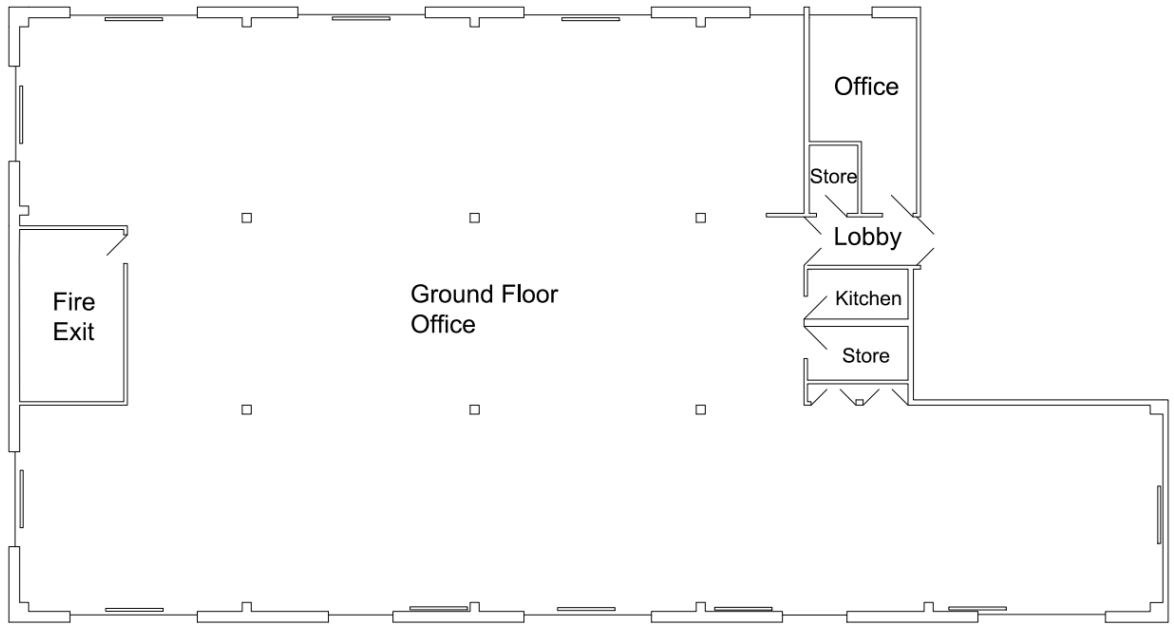
Cambridge House, Cambridge Road, Harlow CM20 2EU

# OFFICE SUITES TO LET



Disclaimer: Coke Gearing Consulting for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. 2) Coke Gearing Consulting cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy. 3) Rents quoted in these particulars may be subject to VAT addition. 4) Coke Gearing Consulting will not be liable in negligence or otherwise for any loss arising from the use of these particulars and 5) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as to the fitness of such items for their requirements. 6) No employee of Coke Gearing Consulting has any authority to make or give any representation of warranty or enter into any contract whatever in relation to the property. 2020 SUBJECT TO CONTRACT.

# OFFICE SUITES TO LET



**Green hatched** = 19 parking spaces in Total for Ground Floor Suite.

**Yellow hatched** = 8 parking spaces for Second Floor Suite.