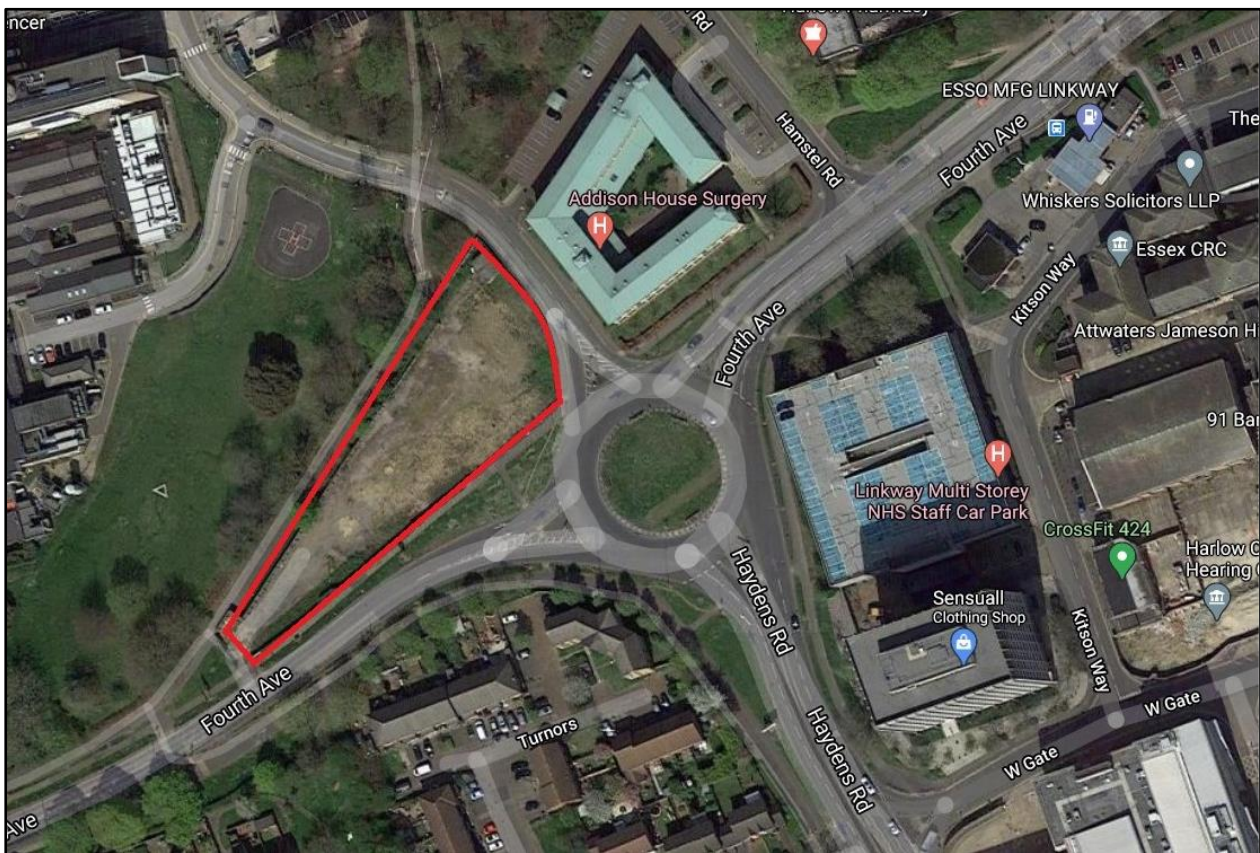


# TO LET

## THE ANGLE FOURTH AVENUE HARLOW CM20 1DN



### SELF-CONTAINED YARD

Approximately 0.91 acres (39,640 sq ft)

**Please refer to the important notices overleaf**

01279 620 200

dww.co.uk

## MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:

- (i) 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;
- (ii) Derrick Wade Waters Ltd 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 fact or representation or warranty or enter into any contract in relation to the properties in reliance upon them;

- (iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
- (iv) All prices quoted in these particulars may be subject to VAT in addition, and
- (v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars;
- (vi) All quoting rents, prices and terms are expressed subject to contract;
- (vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters."

## DESCRIPTION:

The Property comprises a cleared part surfaced yard enclosed by wooden hoarding. The site is mainly level and is part concreted and part compacted Type one aggregate.

We are advised that services are present on-site.

## LOCATION:

The Property is located prominently on Fourth Avenue which provides access from Harlow Town Centre into the Pinnacles Industrial area of Harlow. The site sits approximately 2.5 miles from J7 of the M11. The M11 connects with J27 of the M25 c.5 miles to the South and also provides a direct route to Stansted Airport, c.15 miles to the North. Harlow Town and Harlow Mill main line stations are within c.2 miles of the Property, providing a regular service into London Liverpool Street (in c.40 minutes) and also Cambridge.

## ACCOMMODATION:

The following are approximate site calculated from digital Ordnance Survey mapping of

Yard 0.91 acres 39,640 sq ft

## FEATURES:

- Direct road frontage
- Part-concrete surface and compacted Type 1 stone
- Service connections available
- 24/7 permitted use

## PLANNING:

The site formerly comprised a seven-storey, mixed use building that has been demolished and cleared.

The site therefore has a presumed C3/E/Sui Generis (former A4) use, though the initial indication is that Harlow Council will support a variety of short-term uses on the site, subject to confirmation. We recommend that interested parties make their own enquiries with the Planning Department. Harlow Council's telephone number is 01279 446611.

## TERMS:

The yard is available to let on flexible terms. Further details on request.

## RENT:

Details on request

## RATES:

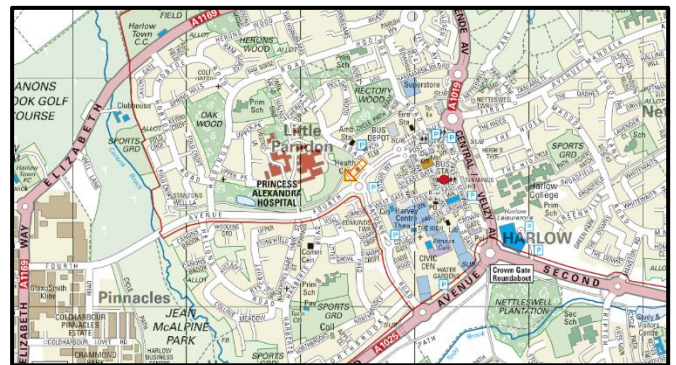
To be re-assessed following recent demolition of former buildings

## SERVICE CHARGE:

None payable

## LEGAL COSTS:

Each party to bear their own legal costs incurred in the transaction.



## FURTHER INFORMATION:

For further information or to arrange an inspection of the Property, please contact the lessor's joint sole agents:

**Derrick Wade Waters**  
**James Issako MRICS**  
01279 620226  
[jj@dww.co.uk](mailto:jj@dww.co.uk)

**Emmison Property**  
**Edwin Emmison MRICS**  
01765 634615  
[Edwin.emmison@emmisonproperty.com](mailto:Edwin.emmison@emmisonproperty.com)

A21003/Feb-21

## IMPORTANT NOTES FOR INTERESTED PARTIES

\*Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority (Harlow Council 01279 446611).

\*Rates. Applicants are referred to the Local Billing Authority (Harlow Council 01279 446611) to satisfy themselves as to their likely rates liability.

\*VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).

\*Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.

\*Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.

\*Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.

\*Please refer to the misrepresentation clause at the top of this page.