

FOR SALE

13 SOUTH ROAD

HARLOW CM20 2AP



INDUSTRIAL/WAREHOUSE UNIT

Approximately 2,564 sq ft (238 sq m)

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 single storey mid-terrace factory/warehouse unit of brickwork construction with a steel truss-framed roof. The property is arranged to provide office accommodation at the front with staff welfare facilities including a kitchen, behind which there is the main factory warehouse which has been extended at the rear and a new roller shutter fitted.

Loading is via a rear service yard,

LOCATION:

The Property is at the heart of the Templefields industrial area. It is conveniently located close to the retail parks on Edinburgh Way where occupiers include Tesco, Subway, and Costa Coffee.

Harlow Mill station is within easy walking distance and offers a regular service to London Liverpool Street via Tottenham Hale (Victoria Line) to the South, and Stansted International Airport and Cambridge to the North. Numerous bus routes serving the outlying districts are available from Edinburgh Way. Junction 7 of the M11 is c.4 miles away and intersects with the M25 at Junction 27, c.5 miles to the South.

ACCOMMODATION:

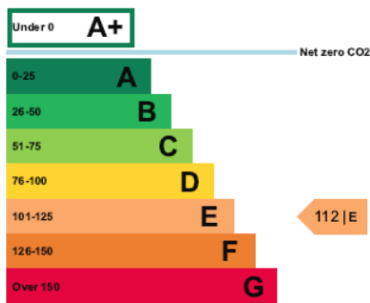
The following are approximate Gross Internal Areas measured in accordance with RICS Code of Measuring Practice:

Ground floor	2,564 sq ft	238 sq m
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FEATURES:

- Upgraded office space with LED lighting
- Gas-fired radiators to office areas
- Kitchen and staff welfare facilities.
- Electric roller shutter loading doors (4.6m wide x 2.6m high)
- Fully alarmed

EPC:



A21034/Jul-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.

TERMS:

The property is available to purchase with vacant possession.

GUIDE PRICE:

£470,000 No VAT

RATES:

According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £13,250.

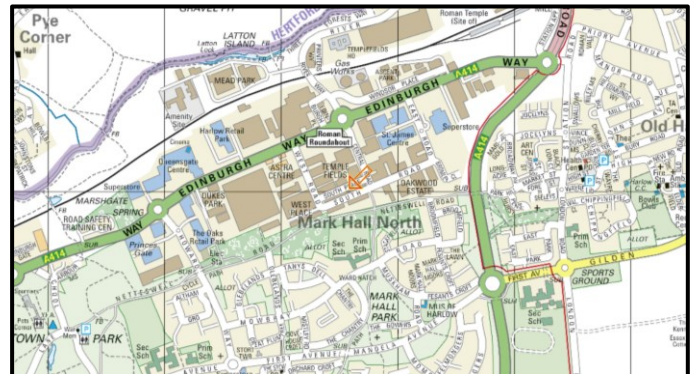
Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year. The property should qualify for small business rates relief depending on the occupiers circumstances.

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 vendor's sole agents:

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Derrick Wade Waters
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