

Unit 17, Ozdil House, Riverway, Harlow, Essex, CM20 2DR



Warehouse with offices

TO LET

Approx. 18,642 sq ft (1,732.5 sq m)

- 1st floor offices
- Ground floor offices/kitchen/toilet
- Electric roller shutter loading door
- Three phase power
- LED lights
- Eaves height approx. 4.25m
- Front parking

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

Forming part of the established and popular Riverway situated close to junction 7 of the M11, approx. 8 miles North of the M25. This location benefits from ease of access to the A414, M11 and A10. Harlow has a Mainline Train Station providing a regular service to London (Liverpool Street) in approx. 34 mins.

The property

Forming part of a larger building, the premises comprise a mid-terrace unit with ground floor offices/kitchen/toilet and separate works toilet. Four offices are situated at first floor level. 3-phase power and LED lights are fitted. The eaves height is approx. 4.25m, rising to an approx. apex height of 6.6m.

Externally, there is access to the front via an electrically operated roller shutter and a pedestrian door. Parking is available directly in front of the unit.

Accommodation Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

Unit 17 18,642 sq ft 1,732.5 sq m

Terms

To be let on a new, full repairing and insuring lease for a term to be agreed.

Figures

£162,000 pax plus VAT

A service charge may be payable, more details on request.

Business rates

The Rateable Value is £89,500 (2023), making Rates Payable approximately £48,867 (24/25). However, interested parties are advised to satisfy themselves fully in this respect.

Legal costs

Our client uses an in-house agreement.

EPC

The EPC for the ENTIRE property is C60.

Agent's Note

All figures quoted are exclusive of VAT (if applicable) No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

Enquiries/viewing

Please contact us on 01708 860696 / 07775 804842 or email: jb@branchassociates.co.uk



Photos of neighboring unit.

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