



## WAREHOUSE WITH OFFICES APPROX. 18,405 SQ FT (1,710 SQ M)

**Rent: £168,000 Per Annum**

Unit 17  
Ozdil House  
River Way  
Harlow  
Essex  
CM20 2DR

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

## UNIT 17, OZDIL HOUSE, RIVER WAY, HARLOW, ESSEX, CM20 2DR

### 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

The approximate floor areas are:

	Sq Ft	Sq M
Unit	16,662	1,547.9
Offices	1,743	161.92
<b>TOTAL</b>	<b>18,405</b>	<b>1,709.82</b>

### Terms

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

### Figures

£168,000 pax

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

### VAT

VAT is payable

### Legal Costs

Our client uses an in-house agreement.

### Energy Performance Certificate (EPC)

Further details available on request.

### Business Rates

The Rateable Value (2026) is £118,000. However, interested parties are advised to satisfy themselves fully in this respect by making their own enquiries.

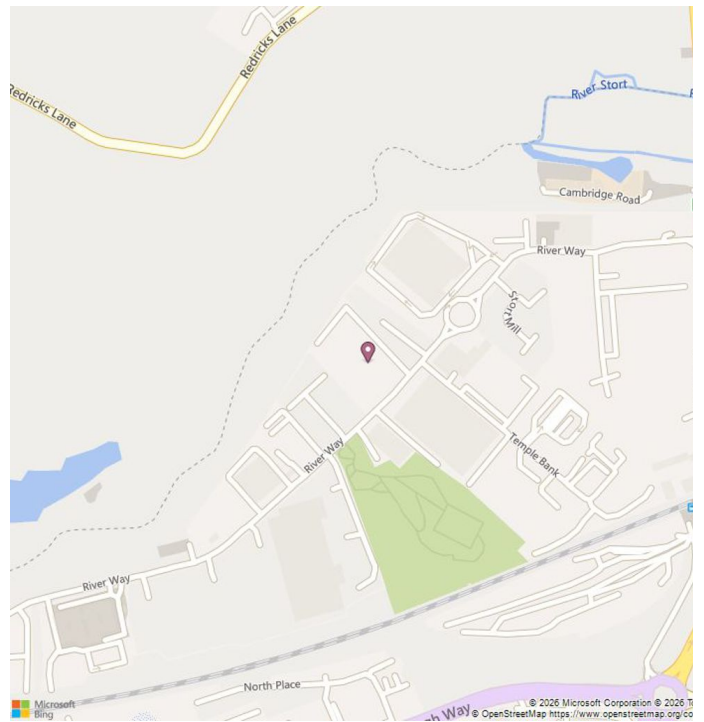
### Agents Note

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 or email:

[office@branchassociates.co.uk](mailto:office@branchassociates.co.uk)



Maldon Office | **01621 855725**      Thurrock Office | **01708 860696**

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