



## UNIT TOTTALLING APPROX. 3,461 SQ FT TO LET

Rent: £39,600 Per Annum

Unit 1  
Ozdil House  
River Way  
Harlow  
Essex  
CM20 2DR

- Electric loading door
- Three phase power
- LED lighting
- Fenced & gated car park/loading

## UNIT 1, 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. 39 mins.

### The Property

Forming part of a larger building, the premises have been subdivided to form smaller units each with office and welfare facilities. There are individual loading doors and separate services.

Externally, on-site parking is allocated.

### Accommodation

The approximate floor areas are:

	Sq Ft	Sq M
Ground floor	2,619	243.31
First floor	842	78.22
<b>TOTAL</b>	<b>3,461</b>	<b>321.53</b>

### Terms

To be let on a new full repairing and insuring lease for a term to be agreed incorporating periodic upward only rent reviews. Our client uses an in-house agreement.

### Figures

£39,600 per annum exclusive + VAT.

All other outgoings payable in addition.

### Costs

All other outgoings payable in addition such as utilities, building insurance, business rates, service charge (if applicable). Tenants are responsible for sourcing and payment of their own contents insurance.

### VAT

VAT is payable in addition.

### Legal Costs

Each party is responsible for the payment of its own costs.

### Energy Performance Certificate (EPC)

In the process of being prepared.

### References/Accounts

A rent deposit is payable, subject to accounts/references.

### Business Rates

On application.

### 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:

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