

TO LET



Units 47 & 48 Trade Centre
Burnt Mill
Harlow
CM20 2HS

Industrial Unit | Trade

3,514 SqFt (326.46 SqM)

- Good Level of Parking & Loading
- WC & Kitchen Facilities
- Trade Centre Location

Location

Burnt Mill Business Park is an established trade counter estate; current operators include Pirtek, Howdens Joinery, City Electrical Factors and ATS Euromaster.

The estate is located directly off Elizabeth Way, and is approximately 4.5 miles north of the M11, which connects to the M25 at Junction 27 and Stansted Airport (8 miles to the North East), and a short distance from the A414.

Harlow Town Station is approximately 0.5 miles serving London Liverpool Street via Tottenham Hale.

Description

The property comprises mid-terraced light industrial units of concrete frame construction with brick and block infill. The units have a pitched roof, and the exteriors benefit from being recently over clad. The units benefit from a large forecourt with good parking facilities, internally there is a WC and kitchenette.

Please note, the information and photos provided are for general informative / illustrative purposes only.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £59,740 per annum exclusive. 50% off first year

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value – Unit 47 £19,500
Unit 48 £19,000

Interested parties are advised to contact the relevant Local Authority.

DISCLAIMER

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Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Accommodation	Sq M	Sq Ft
Total	326.46	3,514

Areas quoted are approximate and should not be held as 100% accurate.

EPC

Unit 47 – C63
Unit 48 – D88

Service Charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

Viewings

For further details please contact;

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