

TO LET

**WEYCAT WORKS 1-3 MARSHGATE BUSINESS PARK
PARKWAY HARLOW CM19 5QP**



INDUSTRIAL/WAREHOUSE UNIT

Approximately 12,561 sq ft (1,166.94 sq m)

Please refer to the important notices overleaf

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."

DESCRIPTION:

The Property comprises a detached industrial/warehouse building constructed as part of a 14-unit scheme in approximately 2006. The property was constructed to an enhanced standard incorporating a fully glazed entrance reception/atrium, male and female WCs on both floors and air conditioned offices. Subsequently, the owners have fitted the factory/warehouse area with lighting, perimeter power, and air distribution, and two gas-fired blower heaters. The building benefits from its own forecourt providing car parking and loading facilities.

LOCATION:

The Property is situated on Harlow Business Park, which was developed in phases from approximately 1990. The Park comprises a mixture of high-quality offices, industrial and warehousing space. Occupiers include Bidvest, LighterLife, and Molecular. Harlow Business Park is situated to the South-West of the town centre. Harlow offers excellent roadlinks via the M11 to Junction 27 of the M25 or via the A414 to the A1 to the West and Chelmsford to the East. The property is situated approximately equidistant between Harlow Town and Roydon railway stations, each serving London Liverpool Street.

ACCOMMODATION:

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

Ground floor	10,455 sq ft	971.29 sq m
First floor	2,106 sq ft	195.65 sq m
TOTAL GIA	12,561 sq ft	1,166.94 sq m

FEATURES:

- Detached unit
- 6.5m to underside of haunch
- Impressive atrium
- Air-conditioned, open plan offices at first floor
- Kitchen
- 200kVA power supply
- Good quality modern bespoke office furniture to remain
- Male and female WCs at ground and first floor levels
- Own forecourt providing parking for at least 16 vehicles

EPC

TO BE COMMISSIONED

TERMS:

The property is available to let on a new full repairing and insuring lease, for a term of years to be agreed.

RENT:

£110,000pax.

RATES:

According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £76,500.

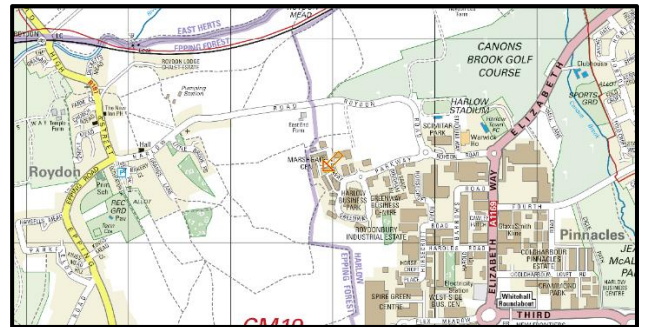
Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.

SERVICE CHARGE:

Current budget is £2,080 + VAT

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 lessor's sole agents:

Derrick Wade Waters

Simon Beeton
01279 620225
scb@dww.co.uk

James Issako
01279 620226
ji@dww.co.uk

A18002/Feb-18

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.