



MODERN OFFICE SUITE APPROX 200 SQ FT (18.5 SQ M) - TO LET

Rent: £400.00 Per Month

Westgate House
West Square
Harlow
Essex
CM20 1YS

- Pay & Display Parking to Front
- Communal toilets/kitchen
- 24 hr access
- Disabled wheelchair lift
- Keypad entrance

WESTGATE HOUSE, WEST SQUARE, HARLOW, ESSEX, CM20 1YS

Location

Situated within Harlow Town Centre, the property forms part of a larger office and residential development. The A414 is approximately 1.4 miles to the North and the M11 approximately 3.5 miles to the East. Harlow Town Train Station is approximately 1 mile away, providing a service to London (Liverpool Street) in approximately 27 minutes.

The Property

Situated at ground floor level, the office suite comprises glass partitioning with tiled flooring. There are power points, BT and panel lighting. Communal toilets, kitchen and lifts are present as is a disabled wheelchair ramp lift.

Immediately to the front of the building there is a Pay & Display car park.

Please note, the office will come unfurnished.

Accommodation

The approximate net internal floor areas are:

	Sq Ft	Sq M
Office	200	18.58
TOTAL	200	18.58

Terms

To be let on a new lease for a term to be agreed, incorporating periodic upward only rent reviews where appropriate.

Figures

Ground floor suite £400 pcm + VAT

Payable quarterly in advance by Standing Order. A rent deposit may be payable, subject to accounts.

The cost includes service charge. Buildings Insurance and electricity payable separately.

Legal Costs

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

Energy Performance Certificate (EPC)

The EPC rating for the whole of Westgate House is C62, expiring May 2027.

Business Rates

Assuming the tenant qualifies, Small Business Rate Relief should apply. However, interested parties are advised to satisfy themselves in this respect.

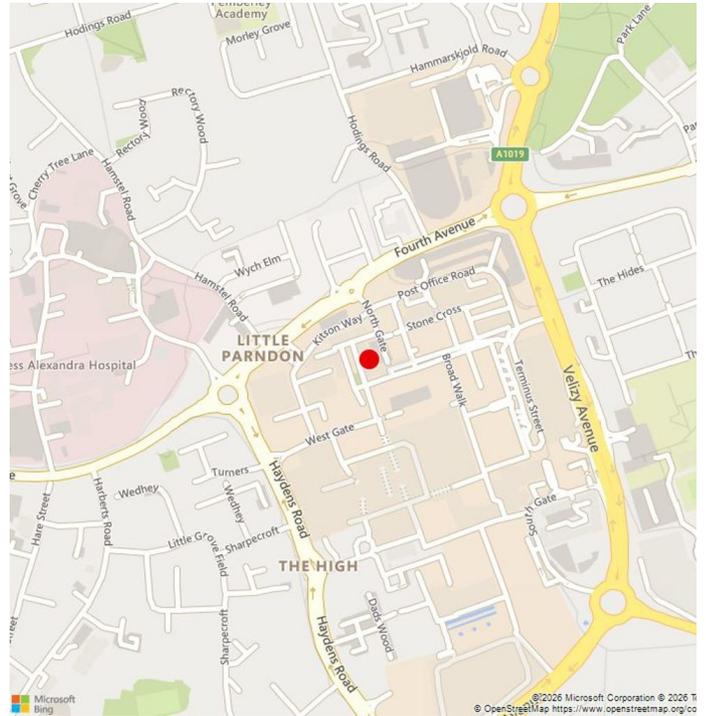
Agents Note

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:

jb@branchassociates.co.uk



Maldon Office | 01621 855725 Thurrock Office | 01708 860696

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Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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