BRANCH ASSOCIATES
01708 860696
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TO LET



BRAND NEW COMMERCIAL UNITS 143-4967 SQ FT (13.3-461.9 SQ M) VACANT & IMMEDIATELY AVAILABLE

Rent: £8,875 - £27,000 Per Annum

Units 4-30
The Stow
Harlow
Essex
CM20 3AB

- Suitable for a Variety of Uses (STP)
- Units 4-8 - plastered/electrics/toilet/double glazed frontage
- Unit 19-30 - fully fitted
- Parking available on site
- Opposite Pay & Display Parking
- Close established Stow Neighbourhood Centre + Aldi

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UNITS 4-30, THE STOW, HARLOW, ESSEX, CM20 3AB

Location
A mixed residential, commercial and retail area to the east of Harlow Town Centre at the junction of First Avenue and Howard Way. The established Stow neighbourhood parade is within walking distance to the west, separated by pay and display parking. Aldi is close by. Harlow Town and Mill Train Stations are just over 2 miles away providing a service to London (Liverpool Street) in approximately 30 minutes (direct). The area is well served by public transport.

The Property
A brand new development providing four-storey private flats and fifteen commercial units on the ground floor with parking available on site

Units 4-8 comprise larger units fronting The Stow offered in enhanced shell condition including plastered walls, electrics and toilet. Each has window frontage and pedestrian access from the front. Parking available on site.

Units 19-30 are smaller fully fitted units fronting a side access road. Parking available on site.

Accommodation
The approximate floor areas are:

	Sq Ft	Sq M
Unit 4	554	51.47
Unit 5	475	44.13
Unit 6/7	477	44.31
Unit 8	738	68.56
Unit 19	143	13.28
Unit 21	335	31.12
Unit 22/24/26	219	20.35
Unit 25/28/30	223	20.72
Unit 27	225	20.9
Unit 29	216	20.07
TOTAL	**4,967**	**461.43**

Terms
Effective full repairing and insuring lease for a term to be agreed including periodic rent reviews.

Figures
Unit 4 - £21,750
Unit 5 - £19,500
Unit 6 - £19,500
Unit 7 - £19,500
Unit 8 - £27,000
Unit 19 - £8,875
Unit 21 - £14,750
Unit 22 - £10,375
Unit 24 - £10,375
Unit 25 - £10,475
Unit 26 - £10,375
Unit 27 - £10,500
Unit 28 - £10,500
Unit 29 - £10,250
Unit 30 - £10,500

Costs
Service charge, utilities, building insurance and utilities are payable in addition.

VAT
The rent is NOT subject to VAT.

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

Energy Performance Certificate (EPC)
Individual assessments are in the process of being prepared. The assessment of the total combined property is A11, expiring February 2036.

Planning
An application has been submitted for Class E use allowing retail, office, medical, health, day nurseries and leisure. Interested parties are advised to discuss their proposals with the agents.

Business Rates
In the process of being assessed.

Agents Note
All figures quoted are exclusive of VAT (if applicable)
No warranty is given is respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.
The floor areas have been provided by a Third Party and should be verified on site in due course.

Enquiries/Viewing
Please contact us on 01708 860696 or email:
office@branchassociates.co.uk

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