

To Let

12 Spire Green, The Pinnacles, Harlow, Essex, CM19 5TR

2,705 sq ft (251.30 sq m) GIA



Location

The property is located in The Pinnacles industrial area of Harlow close to other major occupiers such as GlaxoSmithKline, Clipper Logistics and Poundland. Spire Green is a well-managed Estate where occupiers include Argenta Discovery and Lloyds Pharmacy.

Harlow is served by J7 of the M11 which in turn is approximately 5 miles North of J27 of the M25. Stansted International Airport is located just off J8 of the M11, which is approximately 10 miles north of J7.

Specification

A modern, well configured unit of steel portal frame construction. There are double leaf doors to the offices and a sectional up-and-over loading door to the warehouse, all under a steel-clad roof with translucent roof lights. There are open plan first floor offices and also a ground floor reception.

Amenities

- Eaves height of approx. 5.85 m. rising to 6.80 m. at the ridge
- Sectional loading door 4.5 m width by 5.1 m height
- Modern, heated open plan offices to first floor
- 2 WC's
- Forecourt area suitable for articulated lorry loading/unloading
- 5 car parking spaces available
- 24/7 security on site

Terms

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

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Accommodation

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

Floor / Unit	Description	Size	Sq ft	Sq m
Ground	Warehouse/Anci	2,325 sq ft	2,325	215.99
1st	Office	380 sq ft	380	35.30
Total			2,705	251.29

EPC

Available upon request.

Rent

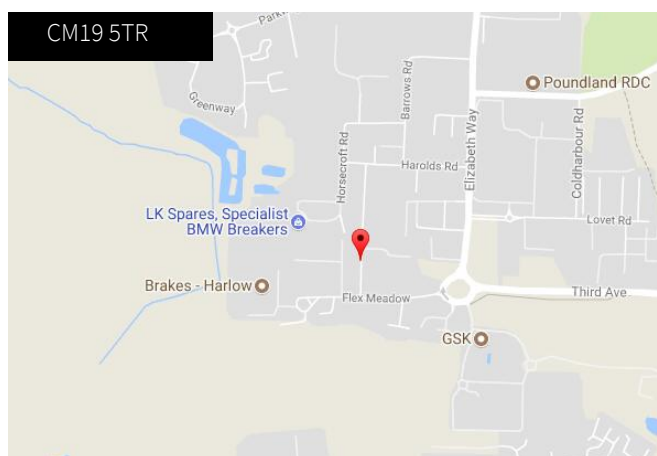
Available on Request

Business Rates

According to The Valuation Office Agency Website www.voa.gov.uk, the rateable Value is £16,750. All applicants are encouraged to check with the relevant Local Authority to confirm the rates payable for the current financial year.

Service Charge

A service charge for the maintenance of the common areas of the Estate is payable. This is currently budgeted at £0.97 per sq ft.



Contacts

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