

CRS/HC – 467/38/4

Subject To Contract

Dear Sir/Madam,

RE: DISTRIBUTION WAREHOUSE - UNIT C, RIVERWAY, HARLOW, ESSEX, CM20 2DP

Please find attached a copy of our marketing brochure for the above distribution warehouse.

The property comprises the following additional amenities:

- Three site entrances/exits
- Ancillary offices/training room areas to the front of the warehouse
- Staff canteen and recreation area
- Minimum of 60 lorry parking spaces and 55 car parking spaces
- Full circulation space

The property has a total accommodation of approximately 8,795 sq m (94,671 sq ft) and is available to let by way of a new effective full repairing and insuring sub-lease on flexible terms, subject to 7 yearly rent reviews. The rental is £428,500 per annum, exclusive of Value Added Tax, equating to £4.52 per sq ft. Alternatively, our clients will consider an assignment of their current lease expiring March 2035.

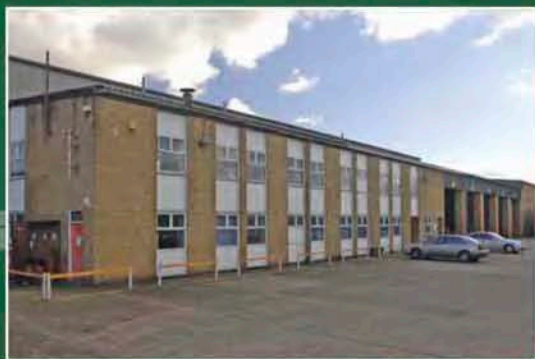
The Rateable Value for the property is now £442,500, the UBR for 2011/2012 being 43.3p. Interested parties are advised to make their own enquiries to the Local Authority for verification purposes.

Please do not hesitate to contact either myself or our joint agent Simon Beeton at Derrick Wade Waters (01279 620 225 scb@dww.co.uk) if you require any further information. For further opportunities please visit www.rapleysmorrison.co.uk.

Yours faithfully



Colin R. Steele
Partner - Rapleys LLP
crs@rapleys.co.uk
DDI: 020 7255 8051



On The Instructions Of

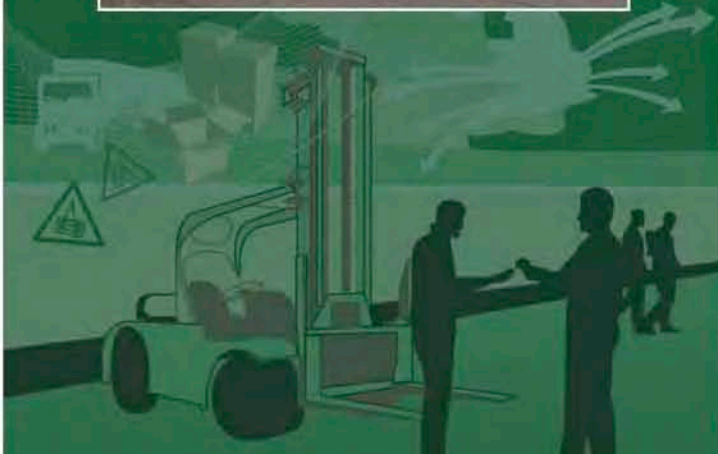


MORRISONS

Unit C, Riverway
Harlow
Essex
CM20 2DP

8,795 sq m (94,671 sq ft)

TO LET

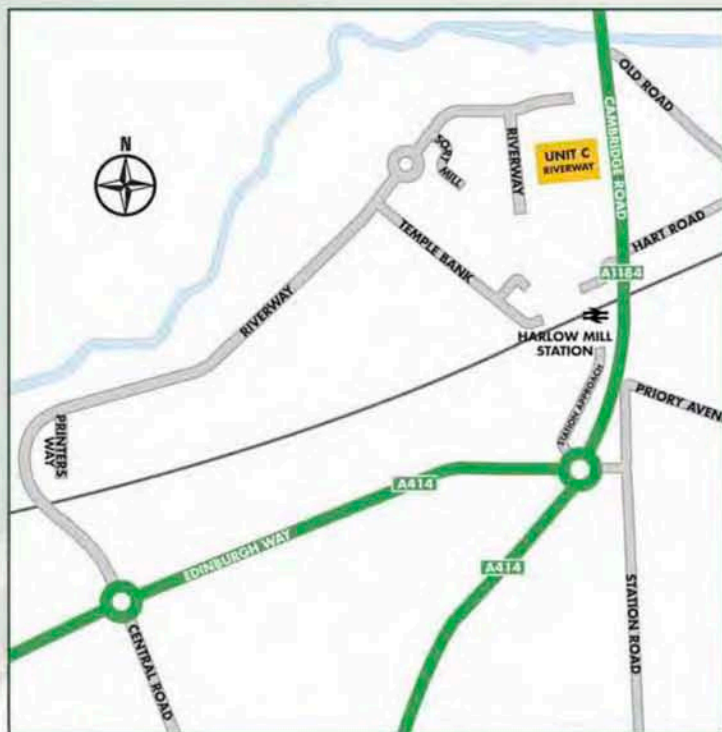


Location

The property is located to the north of Harlow off the A414 Edinburgh Way, which is approximately 4 miles from Junction 7 of the M11.

Description

The property comprises warehouse and office accommodation and was previously used as a distribution centre. The warehouse is 11.9m to the underside of the roof truss to allow for full height racking. The loading area has five roller shutter doors for covered loading/unloading, with a clear height of 5.7m. There is additional access to either side of the property.



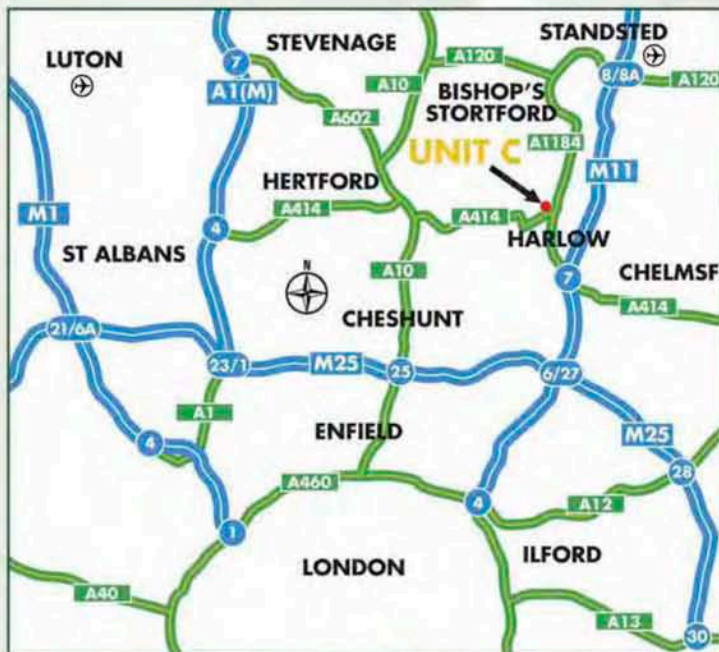
Accommodation

Sq m

Sq ft

Warehouse	8,434.88	90,795
Ground Floor Offices	180.06	1,938
First Floor Offices	180.06	1,938
Total	8,795	94,671
Site Area	1.63 hectares	4 acres

Note: The above areas have been calculated on an approximate gross internal basis and must be verified by the interested parties.



Terms

The property is available by way of a new full repairing and insuring sub-lease on flexible terms. Alternatively an assignment will be considered.

Business Rates

We are advised that the current rateable value of the property is £442,500.

Rent

Upon application.

VAT

All figures quoted are exclusive of Value Added Tax, which will be charged at the prevailing rate.



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