



**Light Industrial: Harlow**

**Monthly £950**

## CHELMSFORD OFFICE

For further information or to arrange  
to view this property please call

**01245 231123**

Light industrial unit comprising approximately 1,350sq ft. The property is located on an established rural site in the village of Matching Tye approximately 6 miles from Harlow town centre with easy access to the M11.

## DETAILS

### DESCRIPTION

The property comprises approximately 1,350 sq ft.

The warehouse is insulated and has a roller shutter door measuring 5.0m high x 5.0m wide and pedestrian door.

The unit is presently being used as photography/video studio but suitable for a variety of uses.

### SERVICES

The property has concrete flooring throughout, 3 phase power, light supply and water. Broadband is available.

### FACILITIES

The property has private shower and wc facilities.

### **INSURANCE**

Contents insurance will be the responsibility of the tenant.

### **LOCAL AUTHORITY**

Epping Forest District Council.

### **NON DOMESTIC RATES**

The tenant will be responsible for the payment of non domestic rates.

### **TERMS**

To be negotiated with the landlord.

## **LEGAL**

### **NOTICE**

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Applicants must satisfy themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the landlord accept any responsibility for any damage, injury or accident during viewing.