



Unit 15

14 Burnt Mill, Harlow, CM20 2HS

**Freehold industrial site for
sale with vacant possession
in Harlow**

11,438 sq ft
(1,062.62 sq m)

- Well connected with access to the M11
- 5.85m Eaves
- Low site coverage
- Substantial yard
- Site area 0.44 ha 1.10 acres
- OIEO £995,000 excl, VAT invited on an unconditional basis

Summary

Available Size	11,438 sq ft
Price	Offers in excess of £995,000
Rateable Value	£83,000
EPC Rating	Upon enquiry

Description

The unit has a vehicle maintenance depot, including a steel framed workshop with later installed bracing and single storey storage area. The main workshop has an eaves height of approximately 5.85m, with half and three quarter height loading doors, a concrete slab floor and a mezzanine storage. Front facing facilities include a customer reception, office, staff and WC accommodation. Externally, there is canopied storage. The majority of the site is concrete hardstanding, with a metal fenced yard to the rear.

Location

Located in an industrial estate with excellent road access, the property is approximately 0.7 mile from the A414, which connects directly to the M11 motorway (about 4 miles away), providing access to both the M25 and central London to the south and Cambridge to the north. Harlow town center is around 2 miles away, while Stansted Airport is approximately 11 miles to the northeast. The surrounding area hosts a variety of industrial and commercial occupiers, including logistics companies and trade suppliers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	10,842	1,007.25
Mezzanine	596	55.37
Total	11,438	1,062.62

Viewings

There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

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



Viewing & Further Information

Jonathan Moore

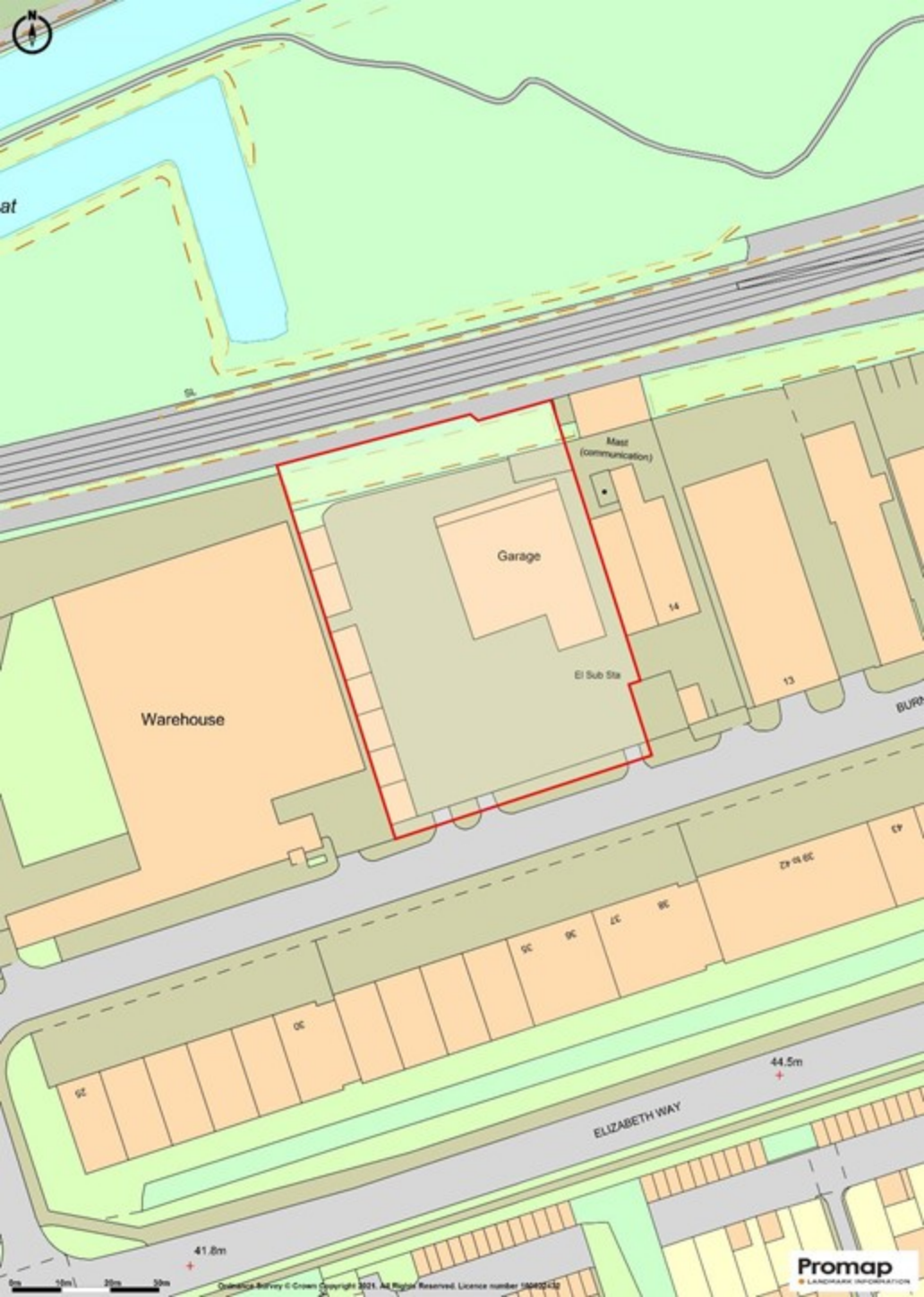
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Warehouse

Garage

Mast
(communication)

El Sub Sta

14

13

BUR

27 H 6C

27

2C

2C

2C

2C

2C

2C

44.5m

ELIZABETH WAY

41.8m

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LANDMARK INFORMATION

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Fiddlers' Bridge

Eastwick

Eastwick Lodge
Farm

Burntmill
Corner
48

A414

River Stort

ADVENTURE
ACTIVITIES

ey Way

Ford

FB

Lock

Moat

Lock

Mill

FB

Harlow To
Station

Burnt
Mill

A414

A1019
53

Ram
Gorse

A1169

44

Sch Little
Parndon

Oak
Wood

Rectory
Wood

F Sta

Hospl

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