

FOR SALE

**Office & Workshop / Potential
Development Opportunity**

11,635 sq. ft. (1,080.89 m²) on a site of 0.58 acres (0.23 ha)

35-39 London Road, Harlow, Essex, CM17 0DA



- Former Police Offices & Vehicle Workshop
- Potential Development Opportunity
- 0.58 acre site

- Frontage to London Road
- Close to Old Harlow Centre
- Near to ongoing Mulberry Green Development

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988
www.kemsley.com



LOCATION

The property is located on London Road, to the south of Old Harlow town centre. Gildea Way (B183) to the south, provides vehicular access to Harlow town centre, approximately 2.8 miles to the west. Harlow Mill railway station is approximately 0.7 miles to the north and provides a regular service to London Liverpool Street Station (40 mins).

DESCRIPTION

35-39 London Road comprises a self-contained facility currently arranged to provide two storey office building, single storey vehicle workshop, storage outbuildings/garages and parking.

PLANNING INFORMATION

Whilst we are of the opinion that there is a potential for alternative use/residential redevelopment, interested parties are advised to make enquiries of Harlow Council.

ACCOMMODATION

Office Building	3,178 sq. ft. (295.24 m ²)
Office Building	3,167 sq. ft. (294.21 m ²)
Workshop	3,178 sq. ft. (295.24 m ²)
Garages & outbuildings	2,163 sq. ft. (200.94 m ²)
Site Area	0.58 Acres (0.23 Hectares)

Total 11,635 sq. ft. (1,080.89 m²)

The above floor areas are approximate and have been measured on a gross internal basis.

TENURE

The property is offered for sale freehold with vacant possession. Further details upon application.

PRICE

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Interested parties are advised to make their own enquiries of Harlow Council for verification of the rates payable.

EPC

An EPC has been commissioned

LEGAL FEES

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

CONTACT & VIEWING

Strictly by appointment via sole agents:

Tim Collins
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