

# LUXE



## Unit 4 and 5 5 West Road, Harlow, Essex, CM20 2DU

£8,333

- 5660 sq ft Total Ground Floor Space
- 5 parking spaces in front of loading bay Shutter and Yard Area
- Great Location
- Kitchen Area and Toilets
- Loading Bay with Full Height Electric Roller Shutter Loading Door
- Easy Accessible to Main Motorways
- Fire Alarm System
- 3 Phase Electric and Gas Central Heating

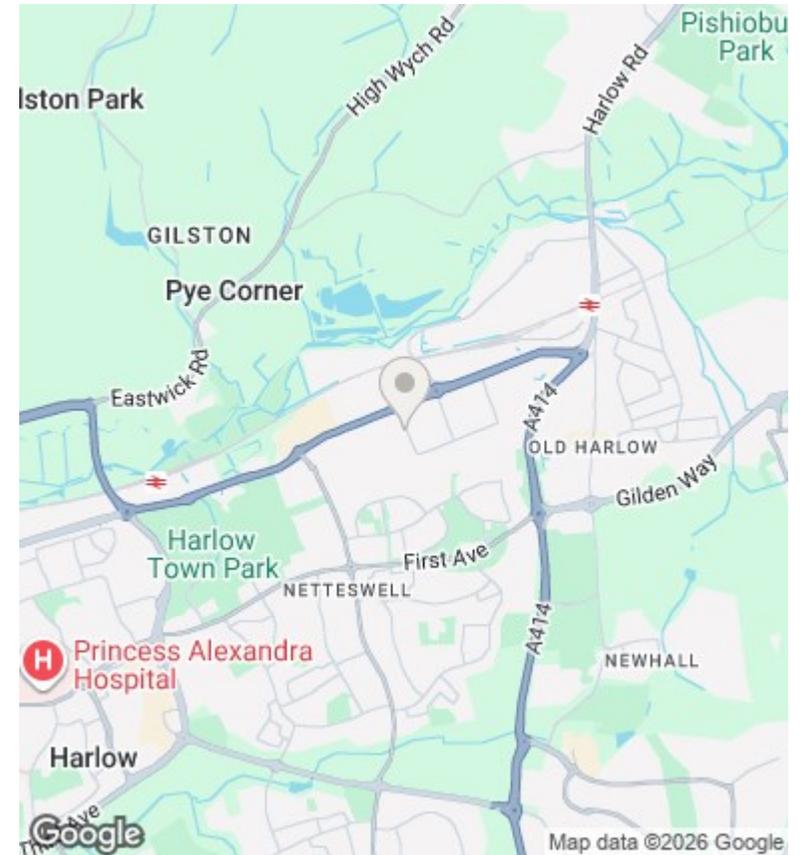
## Directions

## Viewings

Viewings by arrangement only. Call 020 3551 6141 to make an appointment.

## Council Tax Band

## EPC Rating:



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	