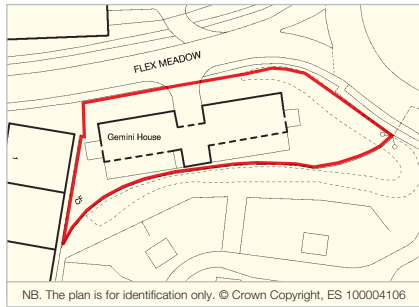


**Harlow**  
**“Gemini House”,**  
**Flex Meadow,**  
**Essex**  
**CM19 5TJ**

- **A Freehold Detached Office Building Extending (NIA) to Approximately 902 sq m (9,708 sq ft)**
- Prior Approval under Permitted Development Rights for Conversion to provide Twenty-Two Self-Contained Apartments
- Further Planning Application submitted for an additional Eight Flats at Third Floor Level (Decision Pending)
- Thirty-Nine Car Parking Spaces
- Part Subject to a Commercial Lease
- Site extending to Approximately 0.203 Hectares (0.502 Acres)
- Total Current Rent Reserved **£52,213 per annum Remainder Vacant (4,854 sq ft)**

**EIGHT WEEK COMPLETION AVAILABLE**



**To View**

Please contact Allsop by sending an email to jimmy.bruce@allsop.co.uk with the subject heading ‘Viewing – Lot 36’.

**Seller’s Solicitor**

Messrs Bude Nathan Iwanier  
 (Ref: Mr Shmuli Iwanier).  
 Tel: 0208 458 5656.  
 Email: si@bnilaw.co.uk

**INVESTMENT/PART VACANT – Freehold Building With Planning**



**Tenure**  
 Freehold.

**Location**

Gemini House lies between Harlow and Roydon to the north-east of London. The nearby A414 provides access to the M11 Motorway and Hertford town centre is to the west. The M25 Motorway is to the south. Both Harlow and Roydon Rail Stations are to the north and local bus routes are readily available. Local shops and amenities are available within Harlow town centre to the east. Underground services (Central Line) run from Epping Station.

**Description**

The property comprises a detached office building, arranged over ground and two upper floors. The property benefits from thirty-nine parking spaces and occupies a site extending to approximately 0.203 hectares (0.502 acres).

**Accommodation and Tenancies**

A schedule of Accommodation and Tenancies is set out below.

**Planning**

Local Planning Authority: Harlow Council.  
 Tell: 01279 446655.

The property benefits from prior approval granted under Permitted Development Rights on 18th January 2016 (Ref: HW/PL/15/00494), for conversion to provide twenty-two self-contained studio apartments under permitted development rights.

There may be further potential to enhance the approved scheme by reconfiguring the internal layouts and adding additional floor(s), subject to obtaining all necessary consents. Our clients have submitted a planning application for an additional eight flats at third floor level (decision pending). Plans and planning documents are available from the auctioneers upon request. Please email jimmy.bruce@allsop.co.uk

Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Diamond PV Services Limited (guarantors J Josephs & M Graham)	First Floor West 225.5 sq m (2,427 sq ft)	Lease for a term of years expiring 30th September 2019 Tenant’s option to break 30th September 2017 IR & I plus service charge to a cap of £10,500 increasing with RPI	£26,213 p.a.	Reversion 2019
Diamond Biopharm (guarantors J Josephs & M Graham)	Second Floor East 225.5 sq m (2,427 sq ft)	Lease for a term of years expiring 30th September 2019 Tenant’s option to break 30th September 2017 IR & I plus service charge to a cap of £10,500 increasing with RPI	£26,213 p.a.	Reversion 2019
Vacant	First Floor West 225.5 sq m (2,427 sq ft) Second Floor East 225.5 sq m (2,427 sq ft) Total 451.0 sq m (4,854 sq ft)	Vacant	–	–
	<b>Total (NIA)</b>	<b>902 sq m (9,708 sq ft)</b>	<b>Total £52,426 p.a.</b>	

Prospective buyers are strongly advised to read the Auctioneers’ Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER’S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer’s fee of £750 (including VAT) upon exchange of sale memoranda.

