



Unit 52, Harlow Enterprise Centre, Burnt Mill, Harlow, CM20 2HS

Industrial/Logistics To Let | £2,085 per month (Stepped rent offered at Year 1 = £2,085 pcm | Year 2 = £2,290 pcm | Year 3 onwards = £2,500 pcm) | 1,757 sq ft
DISCOUNTED RENT YEARS 1 & 2 - TRADE COUNTER in a industrial location in central Harlow close to major rail/road links.

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Summary

- Rent: £2,085 per month (Stepped rent offered at Year 1 = £2,085 pcm | Year 2 = £2,290 pcm | Year 3 onwards = £2,500 pcm)
- Business rates: To be confirmed
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

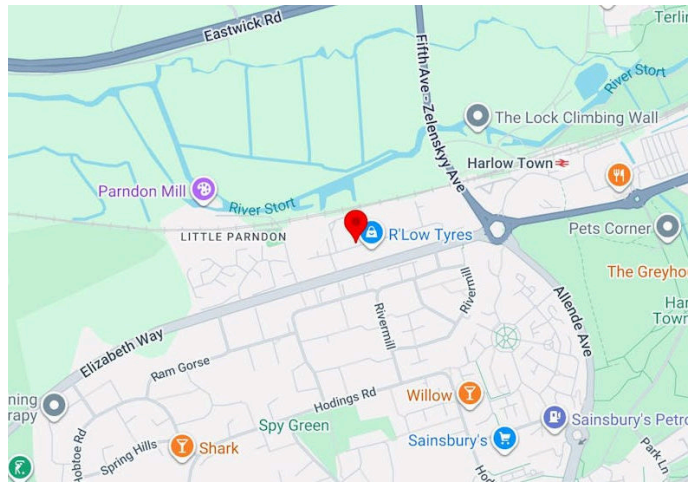
Further information

- [View details on our website](#)

Contact & Viewings

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Key Points

- Discounted rent in Years 1 & 2 (Subject to lease terms)
- Good level of parking and loading provisions
- WC and kitchen facilities
- To be refurbished
- Trade centre location

Description

The property comprises a mid-terrace industrial/trade counter unit concrete frame construction with brick and block infill. The unit has a pitched roof with an eaves height of 4.4m and a ridge height of 6m. Externally, there is a deep forecourt for loading and unloading, and generous parking facilities. The rest of the unit provides clear span storage/production space. Please note, the information, photos and plans provided are for general informative / illustrative purposes only.

Location

Burnt Mill Business Park is an established trade counter estate; current operators include Pirtek, Howdens Joinery, City Electrical Factors and ATS Euromaster.



The estate is located directly off Elizabeth Way, and is approximately 3 miles from junction 7a of the M11, which connects to the M25 at Junction 27 and Stansted Airport (8 miles to the North East), and a short distance from the A414. Harlow Town Station is approximately 0.5 miles serving London Liverpool Street via Tottenham Hale.

Accommodation

Name	sq ft	sq m
Ground - warehouse	1,757	163.23

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £30,000 per annum exclusive. Rent to be discounted in years 1 & 2 (Subject to lease terms).

Service charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

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