



Industrial / Logistics Unit To Let | 35,284 sq ft

Lovet Road, Harlow, CM19 5TB

**AVISON
YOUNG**

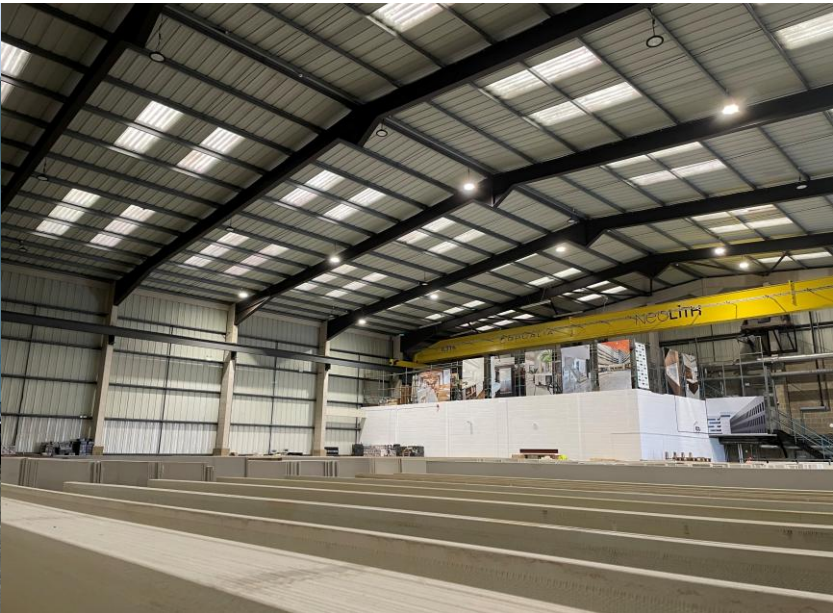
Summary

- Well located property
- Self-contained secure yard
- 8.5m minimum eaves height
- Residue lease available at low passing rent
- Opportunity for a new, longer term lease available via negotiation

Accommodation

Site	Sq m	Sq ft
Warehouse	2,405	25,866
Offices	873	873
Total	3,278	35,284*

* Measurements given on a GIA. Approx basis.

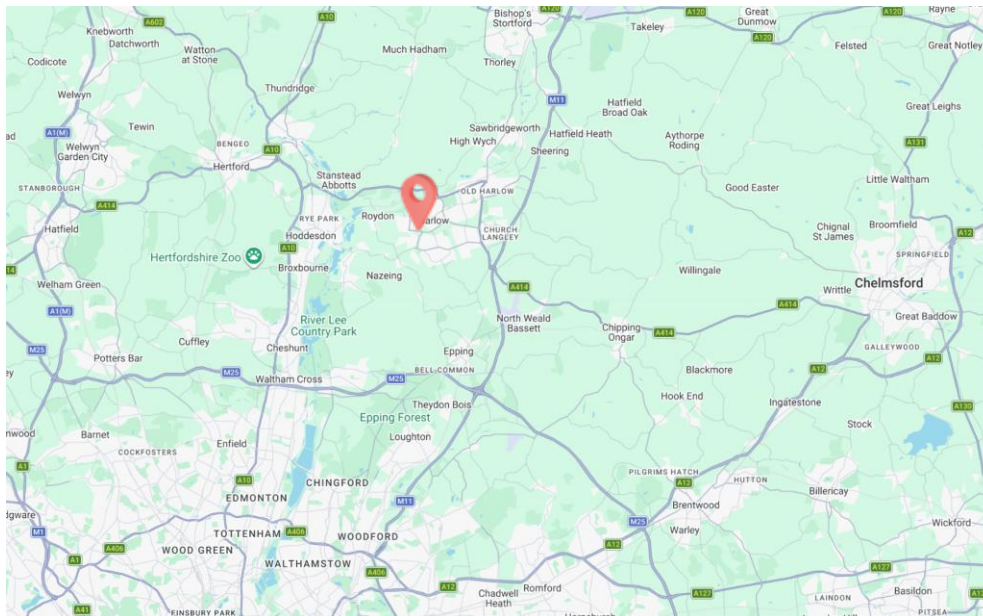


Location

The property benefits from excellent connectivity, with immediate access to Edinburgh Way (A414) and is situated approximately 2 miles from Harlow town centre.

The location provides direct connections to the M11 at Junctions 7 and 7a, and access to the M25 (Junction 27), approximately 12 miles to the south.

The M11 offers efficient links to London, Cambridge and Stansted Airport, with the A414 providing convenient east-west connections to Hertfordshire and Essex. London Stansted Airport is approximately 12 miles to the north, while Central London is around 30 miles to the south.



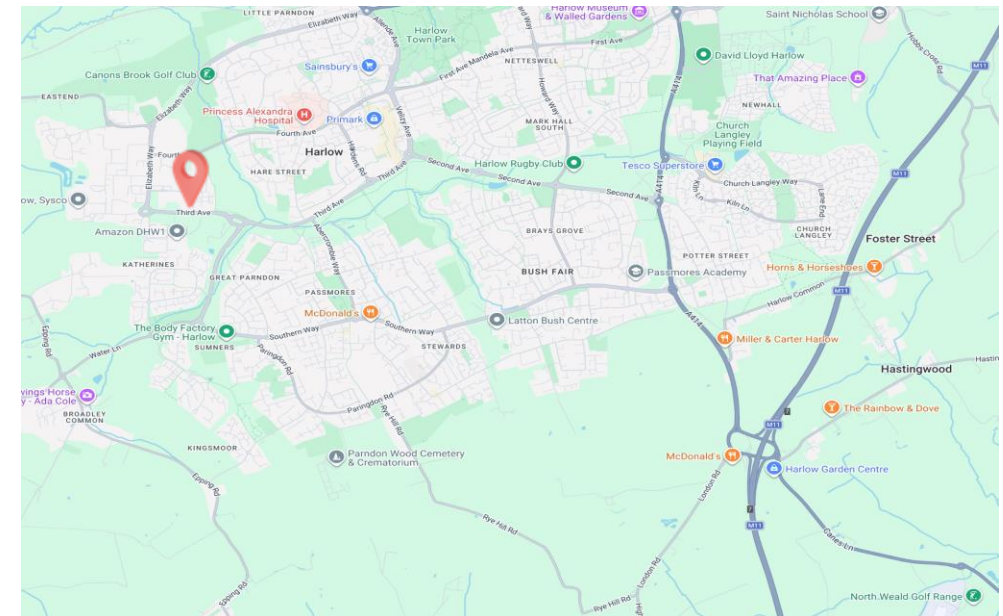
Description

The property comprises a modern, detached industrial unit of steel portal frame construction with two-storey offices fronting onto Lovet Road.

The unit benefits from an eaves height of 8.5 metres and with loading via three electrically operated roller shutter doors. The warehouse is lit throughout and benefits from a large secure self-contained yard.

A 6.3 tonnes overhead gantry crane is installed within the warehouse. This can remain in situ subject to negotiation, or be removed if required.

The offices provide a mix of open plan areas, separate meeting rooms and ancillary accommodation.



If you would like to know more,
please get in touch.

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Viewings:

Please contact the project team if you wish to arrange a viewing.

Terms & Rent:

The building is subject to an existing lease expiring in November 2027 at a low passing rent. The property is available by either an assignment of this lease or a sub-letting for the remainder of the term.

Alternatively, a new lease and terms could be available, subject to negotiation.

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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the buyers / funders / lessee.
- 4) Two forms of identification.