

# UNIT 2 DUKES PARK

Edinburgh Way, Harlow CM20 2GF

TO LET



**9,408 SQ FT**  
(874 SQ M)

Warehouse / Trade Counter Unit  
Immediately Available

**Lambert  
Smith  
Hampton**



### Description

The property comprises a single-storey, mid-terraced trade counter unit on a prime trade estate, previously occupied by Benchmarx. Located on a well-established, prime trade park with direct access from Edinburgh Way. Established occupiers on the estate include City Plumbing Supplies, Brewers, Tile Giant, Toolstation and Halfords Autocentre. Nearby and adjoining operators include Lok'n Store and national retailers B&Q, Homebase, Screwfix, Travis Perkins, Plumbcity and Dulux.

### Specification

- 8.1 Metre Eaves Height
- 1 Electric Roller Shutter Door
- 15 Dedicated Parking Spaces
- Open Plan Warehouse With Mezzanine Storage
- Popular Trading Estate
- Toilet and Kitchen Facilities



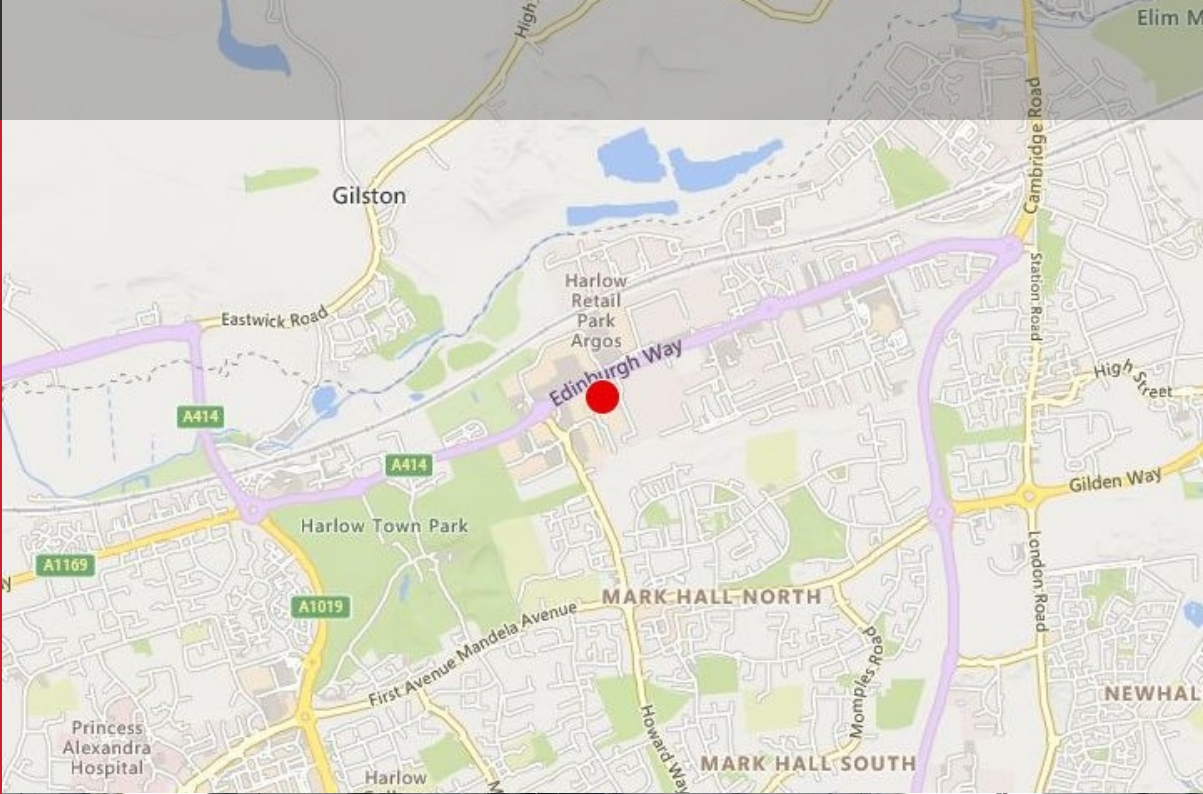


## Location

Harlow is a well-established industrial and logistics hub on the London-Stansted-Cambridge corridor, underpinned by major employment areas such as Templefields and The Pinnacles, alongside newer commercial locations including Kao Park and Harlow Innovation Park. Dukes Park benefits from direct access to the M11 (including the newer Junction 7A, opened in June 2022)

## Accommodation

|                       | Sq Ft | Sq M |
|-----------------------|-------|------|
| Ground Floor          | 7,707 | 716  |
| First Floor Mezzanine | 1,701 | 158  |
| TOTAL                 | 9,408 | 874  |





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## Additional Information

### EPC

EPC Rating: D (86)

### RENT

On Application

### BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

### VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

### VIEWINGS

Strictly by prior appointment through the agents.

## Contact

For more information please contact:

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