



**STRETTONS**

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# TO LET

**Unit 44 - 45 Burnt Mill  
Industrial Estate,  
Elizabeth Way,**

**Harlow, CM20 2HU**

**3,521 sq ft**

**Double Industrial Warehouse Unit  
To Let**



**Industrial To Let**

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# 44 & 45 Burnt Mill Industrial Estate, Elizabeth Way, Harlow CM20 2HU

## Description

Situated on an established trade counter estate, the property comprises 2 adjoining and interconnected portal frame mid-terrace warehouse units. The units benefit from good eaves height, painted concrete floors, profile clad elevations and roller shutter doors. They also benefit from good natural light and loading / parking provision. Occupiers on the estate include: Wolseley, Rexel, Pirtek, CEF, Howdens Joinery and ATS Euromaster.

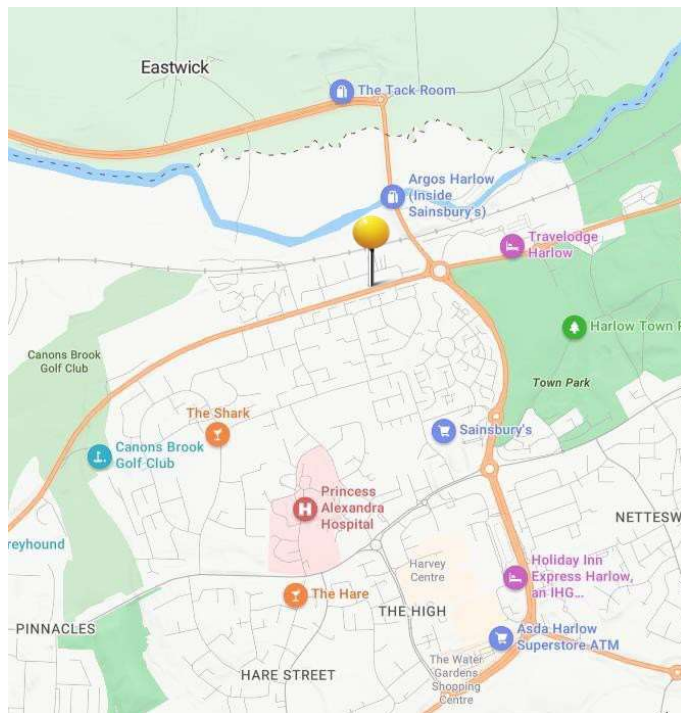
- Eaves Height – 4.4m rising to 6m.
- Loading Doors
- WCs and Kitchens
- Mezzanine floors

## Location

Burnt Mill Industrial Estate is located at the eastern end of Elizabeth Way, close to the town centre of Harlow. Harlow benefits from good road connections including the A414 and M11, providing access to Stansted Airport approx. 8 miles to the north and the M25 (9 miles) and Central London (25 miles) to the south. Harlow Town train station is within walking distance of the property with connections in London Liverpool Street.

## Accommodation

Unit 44-45	Sq ft	Sq m
Ground	3,521	327
<b>Total</b>	<b>3,521</b>	<b>327</b>
Mezzanine	1,677	156



## Terms

The unit is available by way of assignment or sub lease of the existing leases expiring on 9th February 2027.

<b>Rateable Value</b>	TBC
<b>EPC</b>	U45 - 78 D
<b>VAT</b>	TBC
<b>Service Charge</b>	TBC
<b>Rent</b>	£48,905 pa

## Contacts

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