



## 5 Central Road, Harlow, CM20 2ST

Industrial/Logistics To Let | £270,000 per sq ft | 31,334 sq ft

Industrial/Warehouse unit with offices

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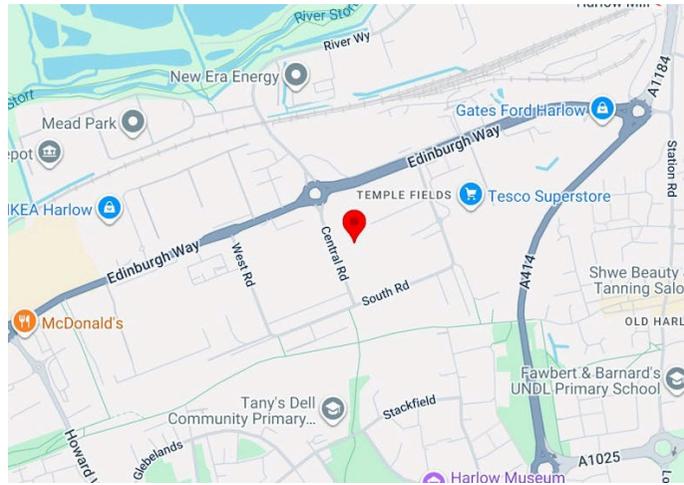
## Summary

- Rent: £270,000 per sq ft
- Business rates: According to The Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk), the Rateable Value is £162,000
- Legal fees: Each party to bear their own costs
- EPC: C (56)
- Lease: New Lease

## Contact & Viewings

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## Key Points

- Electric roller shutter loading door (4.5m wide x 5.1m high)
- 35 car parking spaces and a gated yard
- Eaves height varies between older and newer parts from a minimum of 4.7m to a maximum of 5.3m
- Modern open plan office with comfort cooling and heating

## Description

The Property comprises a detached industrial/warehouse unit with two-storey offices to the front elevation abutting Central Road. To the rear of the office accommodation is the as built warehouse/industrial space with further office space at mezzanine floor level.

At the rear of the original building, a modern steel frame warehouse extension has been erected providing clear span storage/production space. This space interconnects with the original built space with loading via a roller shutter door. Additionally, there are 4 mezzanine floors providing an additional c.6,000 sq ft of storage space, if required. Externally, there is a gated and fenced yard providing good loading/unloading provisions and 35 marked car parking spaces including spaces to the front of the site.



## Location

The property is located at the heart of the Templefields industrial area. It is conveniently situated close to the retail and trade parks on Edinburgh Way where occupiers include Tesco, Subway, Costa Coffee, Travis Perkins and Howdens Joinery.

Harlow Mill Station is within easy walking distance and offers a regular service to London Liverpool Street via Tottenham Hale (Victoria Line) to the South, and Stansted International Airport and Cambridge to the North. Numerous bus routes serving the outlying districts are available from Edinburgh Way. Junction 7 of the M11 is c.4 miles away and intersects with the M25 at Junction 27, c.5 miles to the South.

## Accommodation

Description	sq ft	sq m
Ground floor	29,009	2,695.02
First floor original offices	2,325	216
First floor mezzanine office	4,447	413.14
Mezzanine storage	6,276	583.06
<b>Total</b>	<b>42,057</b>	<b>3,907.22</b>

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