



1 Astra Centre

Edinburgh Way, Harlow, CM20 2BN

First floor office

1,929 sq ft
(179.21 sq m)

- Recently refurbished common parts
- 8 car parking spaces
- Excellent levels of natural daylight
- Kitchen
- Located on Edinburgh Way close to major retailers and eateries

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Summary

Available Size	1,929 sq ft
Rent	£28,000 per annum
Business Rates	To be confirmed
Service Charge	On application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

The premises comprise the entire first floor of a semi detached "pavilion-style" office building erected during the late 1980s. The space is primarily open plan with 2 private offices. Extensive glazing provides excellent natural daylight.

The suite benefits from ??? car parking spaces.

Location

The Property is situated just off West Road close with its junction with Edinburgh Way. Edinburgh Way is one of the principle routes in the town, and the property is within walking distance of Tesco and the out of town retail parks where occupiers include Costa Coffee, Subway, and a variety of retailers and restaurant operators.

Junction 7 of the M11 is c.4 miles away. Cambridge is c.35 miles to the North, with Central London some 25 miles to the South. Harlow Town and Harlow Mill main line stations are within walking distance of the property and provide a regular service into London Liverpool Street (in approximately 40 minutes) and also Cambridge. Stansted International Airport is located just off Junction 8 of the M11, which is c.10 miles north of Junction 7 and 7a.

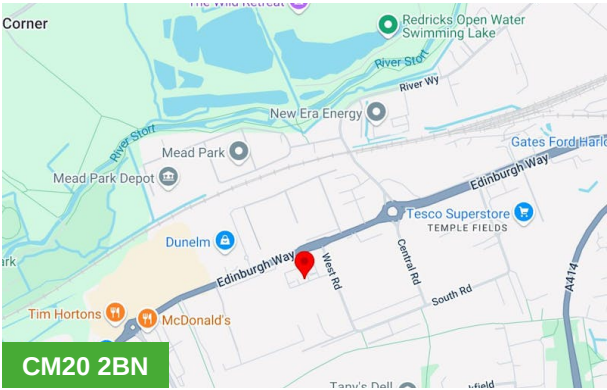
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - office	1,929	179.21
Total	1,929	179.21

Terms

The Property is available to let on new effectively repairing and insuring lease for a term of years to be agreed.



Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES
• Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
• Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
• VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
• Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
• Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
• Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
• Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE
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(iv) All prices quoted in these particulars may be subject to VAT in addition, and
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(vi) All quoting rents, prices and terms are expressed subject to contract;
(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 29/08/2025