



7 Astra Centre

Edinburgh Way, Harlow, CM20 2BN

2-storey office/business unit

3,871 to 8,439 sq ft
(359.63 to 784.01 sq m)

- 37 car parking spaces
- Gas-fired heating serving water filled radiators
- Passenger lift
- Part air conditioning
- Excellent natural light

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Summary

Available Size	3,871 to 8,439 sq ft
Rent	Rent on application
Business Rates	According to The Valuation Office Agency website www.vca.gov.uk the Rateable Value is £106,000. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The Property comprises a self-contained 2-storey office building within the Astra Centre development, off Edinburgh Way, to the north side of Harlow. Unit 7 provides mainly open plan floor space, capable of sub-division into individual offices if required. The Property benefits from generous allocated on site car parking.

Location

Astra Centre is located off Edinburgh Way, A414, within one of Harlow's primary employment and out-of-town retail areas. The scheme is situated approximately 2.5 miles from Junction 7 of the M11. The M11 connects with Junction 27 of the M25 and also provides a direct route to Stansted Airport, about 8 miles to the north. Harlow Town and Harlow Mill main line stations are within approximately 1.5 miles of the Property, providing a regular service into London Liverpool Street (in approximately 40 minutes) via Tottenham Hale (Victoria Line) and Cambridge.

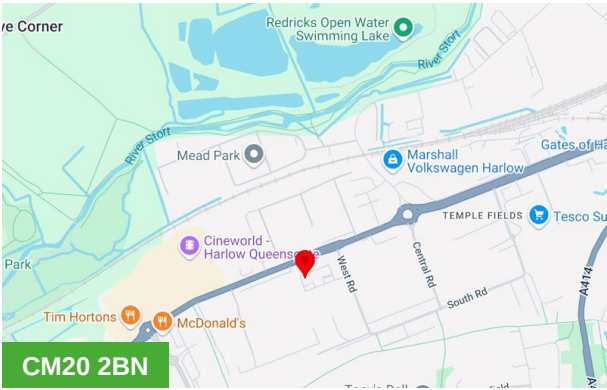
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - offices	3,383	314.29
Ground - Reception	488	45.34
1st - office	4,267	396.42
1st - Reception	301	27.96
Total	8,439	784.01

Terms

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



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

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition, and
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;
(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's 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 25/07/2025