



Circle Line House

East Road, Harlow, CM20 2BJ

First floor office space

2,143 sq ft
(199.09 sq m)

- No Service Charge
- Rates Included
- Air conditioning (heating & cooling)
- 3 glass partitioned meeting rooms
- Kitchen & Shower
- 8 car parking spaces

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Summary

Available Size	2,143 sq ft
Rent	£40,000 per annum
Business Rates	INCLUDED IN THE RENT
Service Charge	NONE
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The property comprises of first floor office space which benefits from air conditioning, its own kitchen and toilet facilities which include a shower. The offices benefit from a suspended ceiling and excellent natural daylight supplemented by LED lighting. The space contains 3 glass partitioned meeting rooms as well as a storage area to the rear.

Location

The property is situated close to the junction of South Road and East Road. 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.

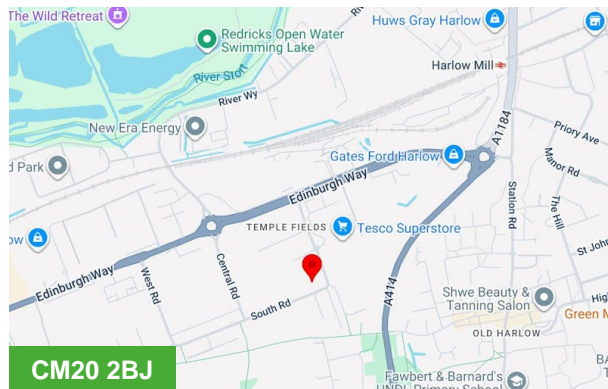
Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
First Floor Office	2,143	199.09

Terms

The property is available to let on a new fully 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

"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:
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(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 29/10/2025