



## Circle Line House, East Road, Harlow, CM20 2BJ

Office To Let | £14,400 per annum | 802 sq ft

RENT FREE INCENTIVE - First floor office space, located just off Edinburgh Way, walking distance to major retailers

# Circle Line House, East Road, Harlow, CM20 2BJ

## Summary

- Rent: £14,400 per annum
- Business rates: INCLUDED IN THE RENT
- Service charge: NONE
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

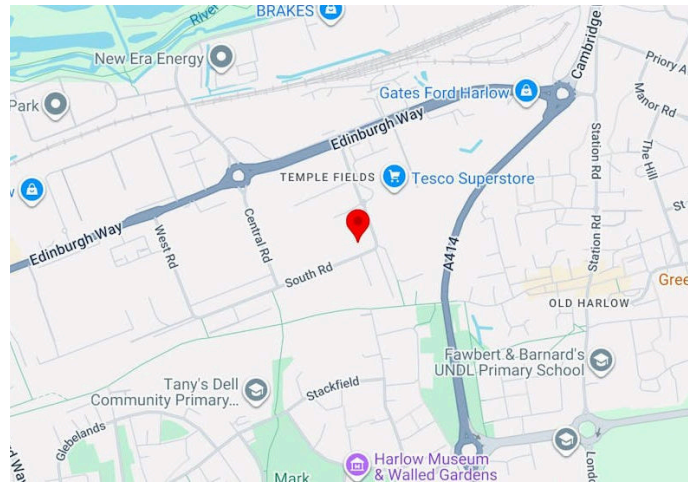
## Further information

- [View details on our website](#)

## Contact & Viewings

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## Key Points

- No Service Charge
- Rates Included
- Air conditioning and gas central heating
- Kitchen & WC
- 2 car parking spaces

## Description

The property comprises of first floor open plan office space with it's own entrance. The office has air conditioning, gas central heating, kitchen and toilet facilities. The offices benefit from a excellent natural daylight throughout and supplemented by LED lighting.

## 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

Description	sq ft	sq m
First Floor Office	802	74.51

## Terms

The property is available to let on a new fully repairing and insuring lease, for a term of years to be agreed.

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