

UNIT 3 CRAMMOND PARK

Lovet Road, Harlow **CM19 5TF**

TO LET



12,670 SQ FT
(1,177 SQ M)

Modern Industrial Unit With Excellent Motorway
Access

**Lambert
Smith
Hampton**

Unit 3 Crammond Park, CM19 5TF

Description

The property comprises a modern semi detached industrial unit of steel frame and brick blockwork construction with steel cladding. The unit has ample parking and loading/forecourt area to the front, 1 level access loading door, ground and 1st floor office accommodation, 6m eaves height and WC facilities.

Specification

- 6m eaves height
- Large yard/forecourt to the front of the unit
- 1 level access door
- WC & kitchen facilities
- Ground and first floor office accommodation
- Ample parking



Unit 3 Crammond Park, CM19 5TF

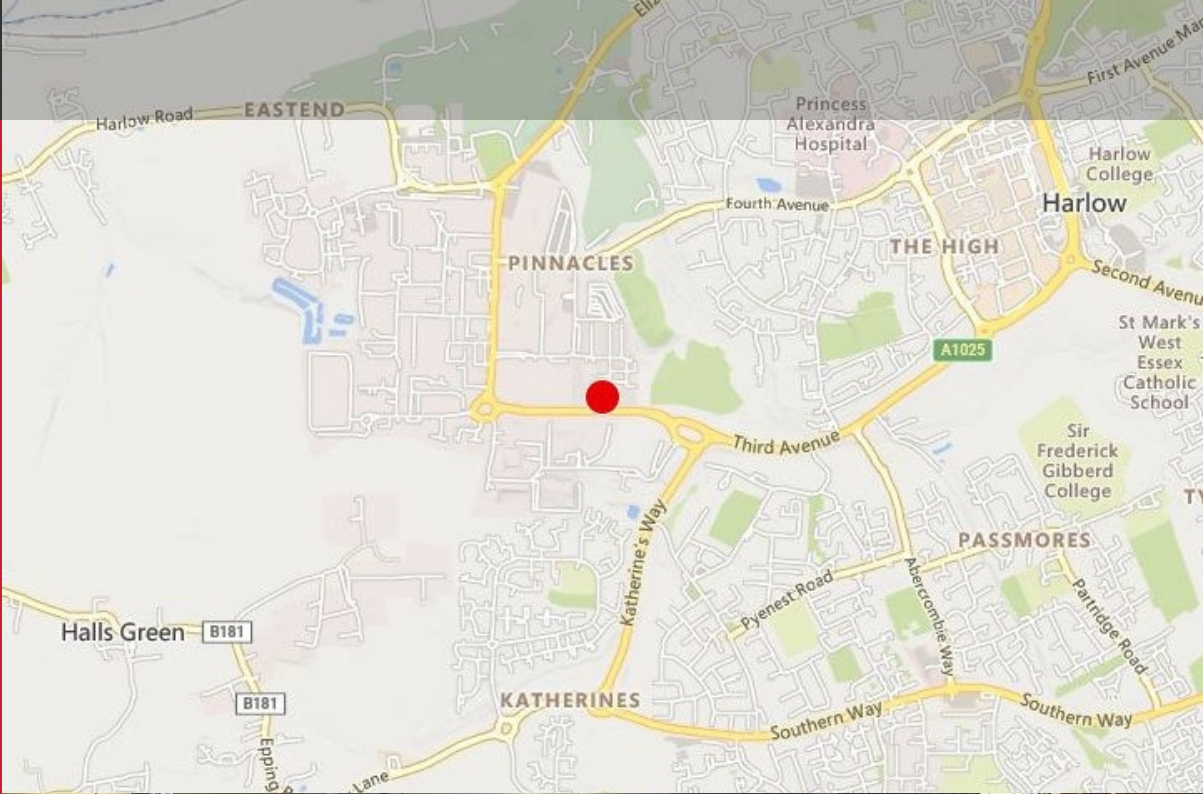
Location

The property is located on the Pinnacles industrial area on the west side of Harlow, approximately 4 miles from junction 7 of the M11 which provides access to the M25 around 7 miles to the south.

The unit is 2.2 miles from Harlow Town Station, providing frequent fast trains to Liverpool Street. It is accessed from Lovet Road which is itself accessed via Coldharbour Road.

Accommodation

	Sq Ft	Sq M
Warehouse	10,241	951
First Floor & Ancilliary	1,164	108
Ground Floor Office & Ancilliary	1,265	118
TOTAL (GIA)	12,670	1,177



Unit 3 Crammond Park, CM19 5TF



Additional Information

TERMS

The property is available by way of an assignment of the existing lease or a new sublease. The existing lease expires on 16th February 2027, there are no further reviews until expiry.

Alternatively a new lease can be agreed direct with the Landlord.

RENT

On Application

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWINGS

Strictly by prior appointment through the agents.

Contact

For more information please contact:

CHARIS LOVEGROVE

M 07566 794 225

E clovegrove@lsh.co.uk

ANNIE SMITH

M 078606 57533

E AnSmith@lsh.co.uk

lsh.co.uk

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS. Date published: 07-May-2026

**Lambert
Smith
Hampton**