



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

Office To Let | £40,000 per annum | 2,143 sq ft

First floor office space

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

Summary

- Rent: £40,000 per annum
- Business rates: INCLUDED IN THE RENT
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

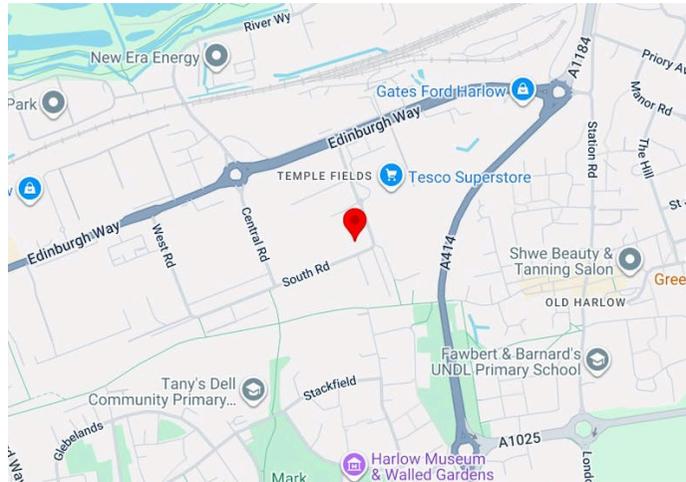
Further information

- [View details on our website](#)

Contact & Viewings

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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

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.

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