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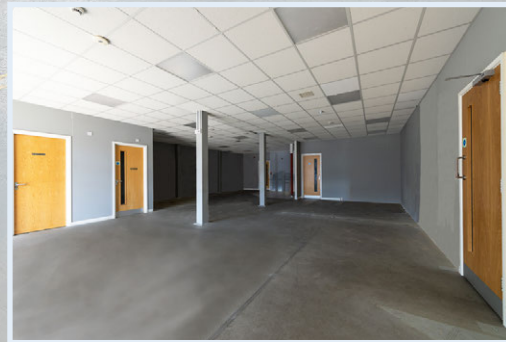
2A

UNIT 2 & 2A TO LET
3,850 - 7,707 ft²
AVAILABLE NOW



**DUKES
PARK**

HARLOW, CM20 2GF



DESCRIPTION

The property comprises a single storey mid-terraced trade counter units located on a prime trade estate, formerly occupied by Benchmarx. The unit is currently as one but can be split. Each unit would provide clear span storage space served by a roller shutter loading door and glazed pedestrian entrance. Unit 2 benefits from an office area previously fitted as a trade/display area. There are also two toilets and a small kitchen. A mezzanine floor oversails the entire office/trade counter area. Unit 2a is a ground floor shell ready for fitting out. Externally there are staff and customer parking spaces and generous forecourts for loading/unloading.



MINIMUM EAVES
OF 8.1M



SPACE FOR OFFICES
OR TRADE COUNTER



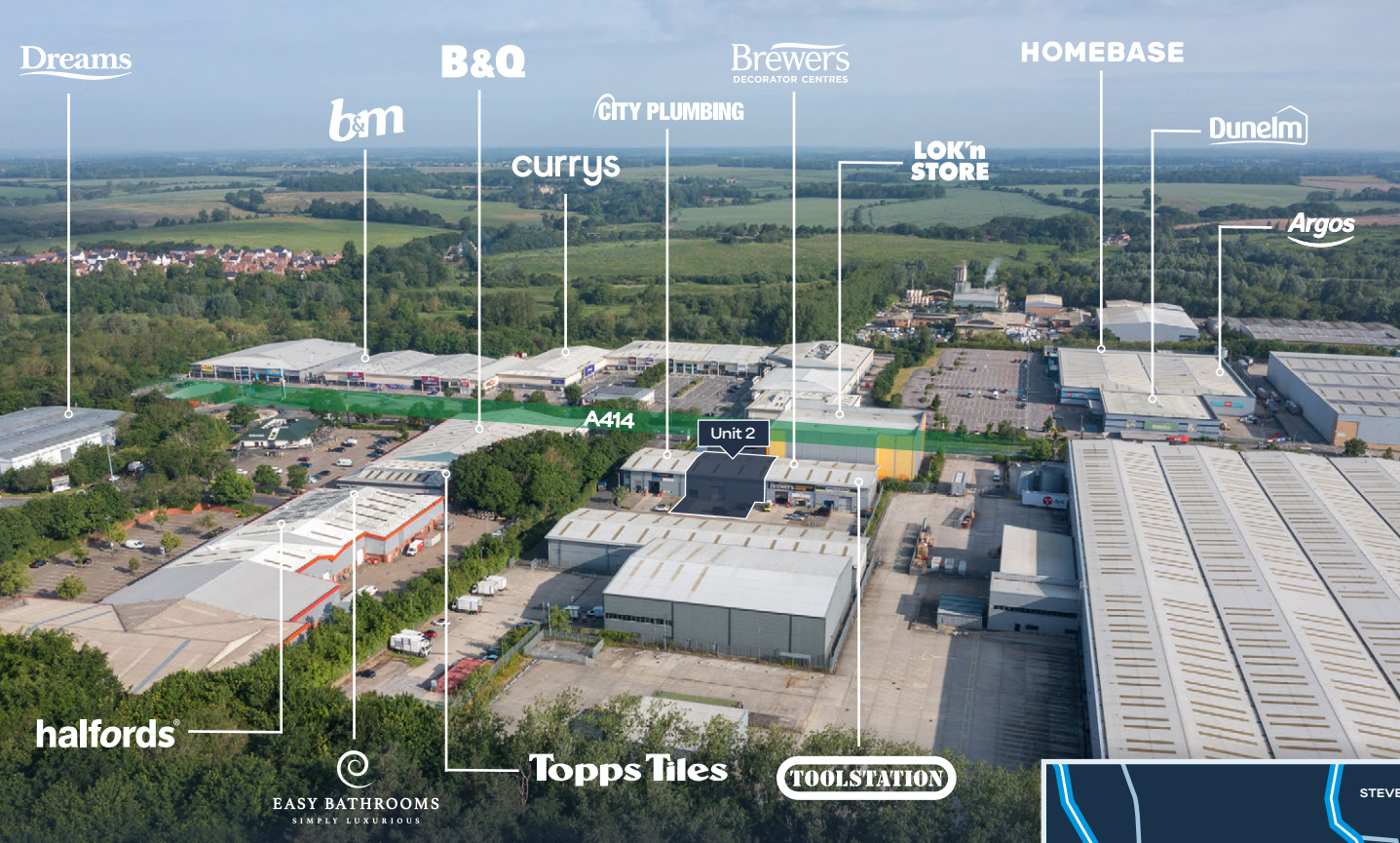
WCs &
KITCHENETTE



CAR PARKING
SPACES

UNIT 2	ft ²	m ²
GROUND FLOOR	3,850	358
MEZZANINE (OPTIONAL)	1,701	158
TOTAL	5,551	516
UNIT 2A	ft ²	m ²
GROUND FLOOR	3,850	358
TOTAL	3,850	358

UNITS CAN BE COMBINED



HARLOW POPULATION:
93,400

23,000 NEW HOMES TO BE BUILT

PERCENTAGE OF THOSE IN EMPLOYMENT INCREASING

OVER 20% OF PEOPLE WITH LEVEL 4 QUALIFICATION OR ABOVE

PREDOMINANT AGE OF HARLOW WAS BETWEEN 30 - 34 IN 2020

OVER 40% OF THOSE EMPLOYED, WORK IN THE TRADE INDUSTRY

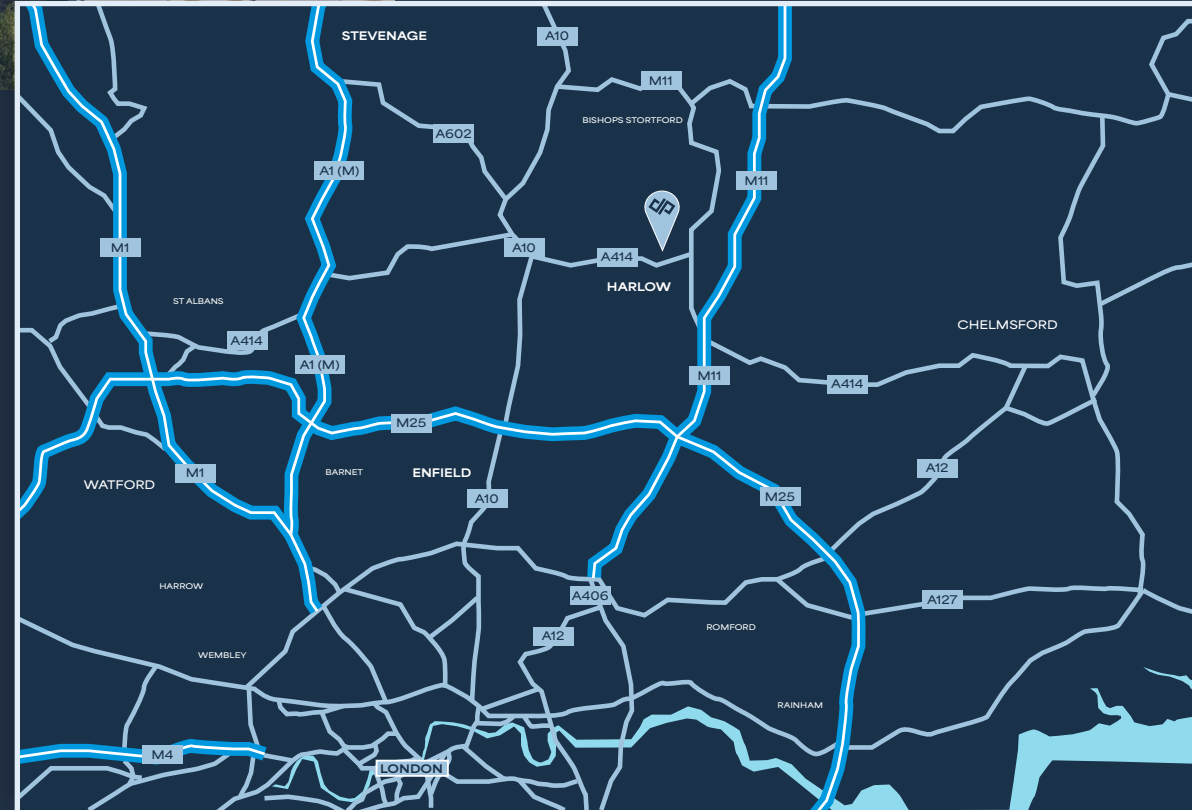
All statistics obtained from the Office of National Statistics, Local Government Association & nomisweb.co.uk.

LOCATION

The properties are situated on a prime trade park with direct access from Edinburgh Way. Occupiers on the Estate include City Plumbing Supplies, Brewers, Tile Giant, Toolstation and Halford Autocentre. Adjacent occupiers include Lok'n Store and B&Q, and the Scheme lies within the main bulky good retailing area of Harlow where complementary occupiers also include Homebase, Screwfix, Travis Perkins, Plumbcity, Dulux and other national occupiers.

	DISTANCE	TIME
HARLOW TOWN ➡	1 MILE	4 MINS
HARLOW MILL ➡	1.3 MILES	5 MINS
HARLOW	2.1 MILES	9 MINS
M11	4 MILES	10 MINS
LONDON	30.3 MILES	1 HR 10 MINS

All distances & times acquired from Google Maps





TERMS

The properties are available to let on a new fully repairing and insuring lease for a term of years to be agreed.

BUSINESS RATES

Details on request.

RENT

Details on request.

SERVICE CHARGE

Details on request.

VAT

Applicable.

LEGAL FEES

Each party to bear their own costs.

EPC

Upon enquiry.

FURTHER ENQUIRIES

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Wade
Waters**

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