

## Unit 7 East Place, East Road, Harlow, CM20 2TG

Industrial/Logistics To Let | £75,350 per annum | 5,005 sq ft

Industrial/warehouse Unit

# Unit 7 East Place, East Road, Harlow, CM20 2TG

## Summary

- Rent: £75,350 per annum
- Business rates: Estimate on request
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B

## Further information

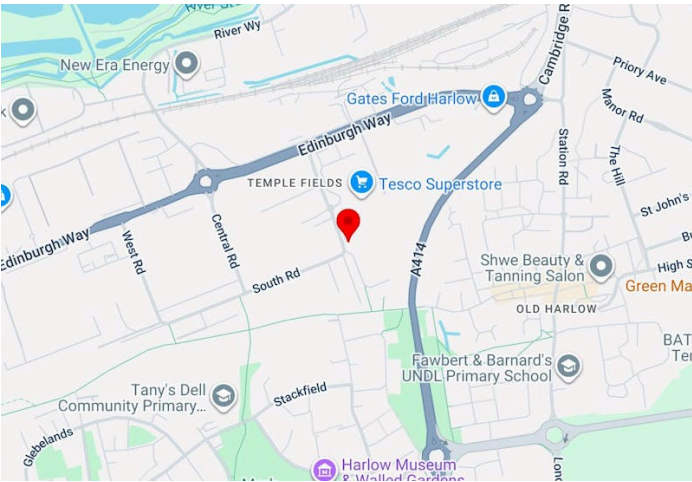
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## Contact & Viewings

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## Description

East Place is a modern development of 9 units set within Harlow's main industrial, out of town retail and trade area. The subject property comprises mid-terrace unit of steel portal frame construction with steel clad elevations under a pitched steel clad roof incorporating translucent roof lights. Internally the unit provides clear span warehouse/production space. There is a single WC at ground floor level and a first floor open plan office with further staff facilities. Externally there is a deep forecourt for loading and generous car parking provisions.

## Location

East Place is located on East Road, directly off Edinburgh Way within Harlow's main out of town retail, trade counter and motor trade location, attracting a large number of national and specialist occupiers. East Place is situated immediately adjacent to a Tesco superstore. Harlow is a new town located in West Essex, 30 miles north of Central London. The main arterial route to the town is the A414 providing direct access to Junction 7 of the M11.

The M11 is approximately 4 miles from the development and intersects with Junction 27 of the M25, approximately 5 miles to the south.



The M11 also provides access to Stansted International Airport, approximately 13 miles to the north and onwards to Cambridge. The A414 connects to the A10, A1 and M1 to the west, and to Chelmsford and the A12 to the east, providing access to the east coast ports of Harwick and Felixstowe.

## Accommodation

Name	sq ft	sq m
Ground	3,875	360
1st	1,130	104.98
Total	5,005	464.98

## Terms

Details on request

## Key Points

- Eaves height of c.9.4m rising to c.10.0m at the ridge
- First floor fitted open plan office space
- Full height sectional electric loading door
- 37.5kN per sq m floor loading
- Photovoltaic panels

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