



## 1 Astra Centre, First Floor, Edinburgh Way, Harlow, CM20 2BN

Office To Let | £28,000 per annum | 1,908 sq ft

Refurbished first floor office in a central position on Edinburgh Way, close to major retailers with good levels of parking available.

# 1 Astra Centre, First Floor, Edinburgh Way, Harlow, CM20 2BN

## Summary

- Rent: £28,000 per annum
- Business rates: To be confirmed
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B

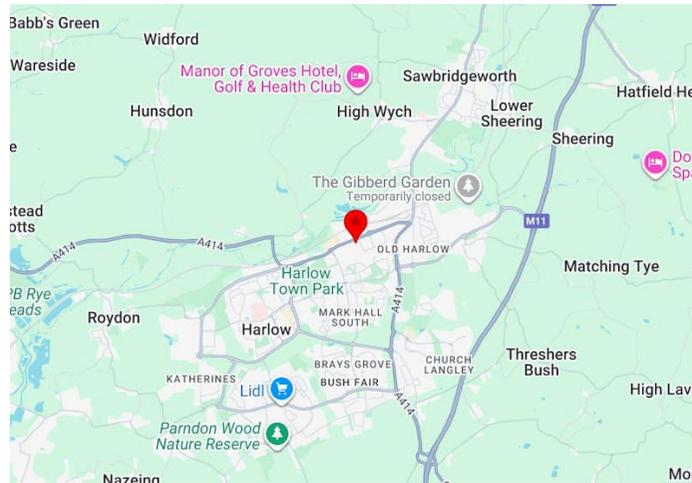
## Further information

- [View details on our website](#)

## Contact & Viewings

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## Key Points

- Refurbished office with air conditioning
- 8 car parking spaces
- Excellent levels of natural daylight
- Kitchen
- Located on Edinburgh Way close to major retailers
- Refurbished common parts

## Description

The premises comprise the entire first floor of a semi detached "pavilion-style" office building erected during the late 1980s. An open plan office with air conditioning, glass partitioned meetings rooms and kitchen. Extensive glazing provides excellent natural daylight.

The suite benefits from 8 allocated parking spaces.

## Location

The Property is situated just off West Road close with its junction with Edinburgh Way.

Edinburgh Way is one of the principle routes in the town, and the property is within walking distance of Tesco and the out of town retail parks where occupiers include Costa Coffee, Subway, and a variety of retailers and restaurant operators.

Junction 7 of the M11 is c.4 miles away. Cambridge is c.35 miles to the North, with Central London some 25 miles to the South. Harlow Town and Harlow Mill main line stations are within walking distance of the property and provide a regular service into London Liverpool Street (in approximately 40 minutes) and also Cambridge. Stansted International Airport is located just off Junction 8 of the M11, which is c.10 miles north of Junction 7 and 7a.

## Accommodation

Name	sq ft	sq m
1st - office	1,908	177.26
<b>Total</b>	<b>1,908</b>	<b>177.26</b>

## Terms

The Property is available to let on new effectively repairing and insuring lease for a term of years to be agreed.

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