
Newly Built Retail and Leisure Units - Available on New Leases

MILLBROOK STUDIOS, HARLOW

CM20 2UL

SUMMARY

- **Three** commercial units over ground and first floor levels
- Suited to **retail and leisure** uses
- **Dedicated** customer car park
- Part of high-quality **regeneration development**, including 172 apartments
- Available on new leases for **immediate** occupation





LOCATION

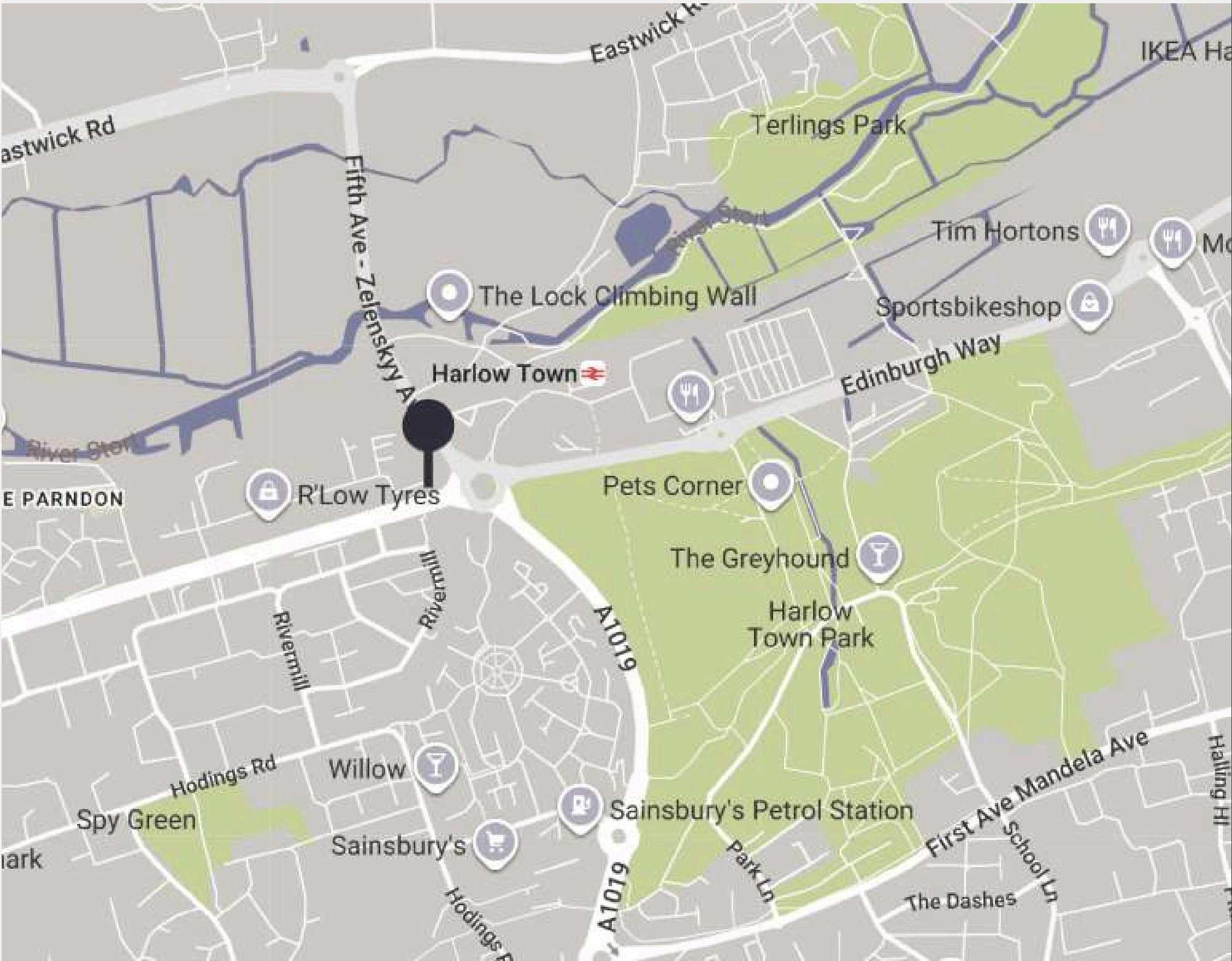
Harlow is a well-established town and commercial centre in West Essex, with excellent road links via the M11 (Junction 7) and A414.

The subject development occupies a prominent 'gateway' site in the Burnt Mill area, to the northern edge of the town and adjacent to Harlow Town railway station, providing direct connections to London, Stansted Airport and Cambridge.

Other nearby commercial uses include several office buildings, the Harlow Enterprise Centre, a Travelodge hotel, Anytime Fitness gym and Toby Carvery restaurant.

CONNECTIVITY

-  Harlow Town Station Broadway Station - 3 mins walk (access to London Liverpool Street in 28 minutes)
-  M11 - 10 min drive

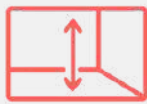


DESCRIPTION

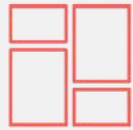
Millbrook Studio's is landmark, mixed use, gateway regeneration project, set out as two distinct but connected buildings over 5 and 15 stories respectively. The development comprises 172 high quality residential apartments and incorporating approximately 11,500 sq ft of commercial space, suitable for retail and leisure uses.

Two of the three commercial units are ground floor only, with a third unit set out over first floor with generously proportioned ground floor lobby. The forecourt to the front provides approximately 20 car parking spaces for the shared use of the commercial units.

AMENITIES



Good Floor to Ceiling Heights



Flexible Layout



3 Phase Power



E-Class Use



Car Park 20 Spaces



Near Harlow Town Station



SPECIFICATION

The commercial units are provided to a ‘shell and core’ specification, including capped off power supplies, drainage and fully glazed shop fronts. The units enjoy ceiling heights floor to slab between 3m to 3.4m.

ACCOMMODATION

The premises comprise the following approximate gross internal floor areas:

	SIZE SQ.M	SIZE SQ.FT
Unit 1		
Ground floor	323.3	3,480
Unit 2		
Ground floor	287.7	3,033
Unit 3		
Ground floor lobby	30.9	332
First floor	413.8	4,454

**These floor areas are approximate and have been calculated on a GIA basis.*



TERMS

The units are available by way of new effectively full repairing and insuring leases, for terms to be agreed, subject to 5 yearly upwards only rent reviews.

RENT

Rent on application.

SERVICE CHARGE

A service charge will be payable for maintenance of the structure and common areas. Details on request.

RATES

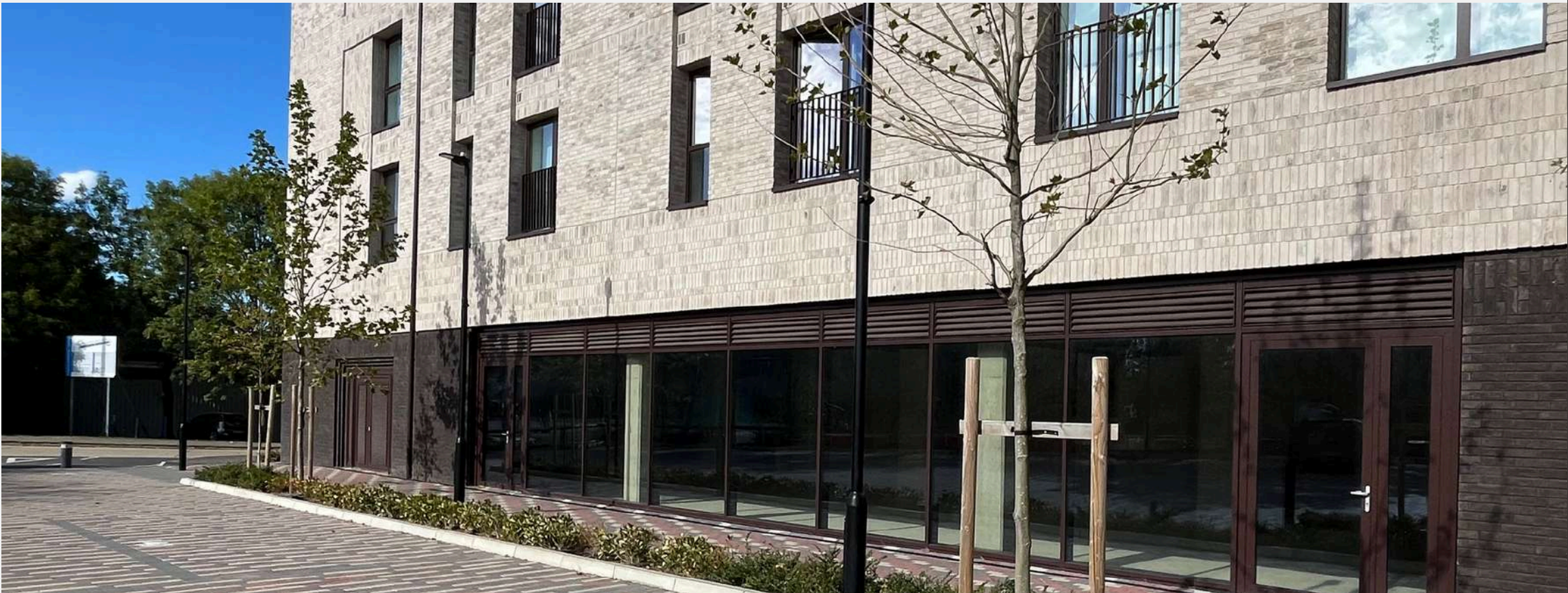
The premises are awaiting assessment for rating purposes.

EPC

To be confirmed.

LINK TO PHOTO GALLERY

[Link >](#)



GET IN TOUCH

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