



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

Industrial/Logistics To Let | £20,000 per annum | 1,718 sq ft

Industrial/Warehouse Unit

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

## Summary

- Rent: £20,000 per annum
- Business rates: A contribution towards rates is included in the rental figure
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

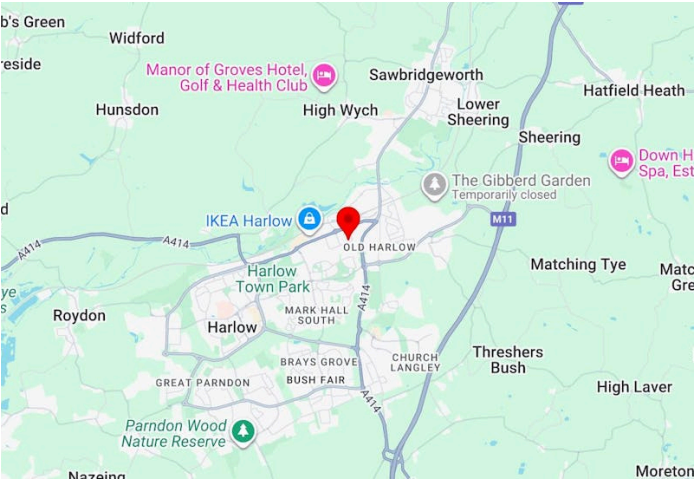
## Further information

- [View details on our website](#)

## Contact & Viewings

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## Key Points

- Electric roller shutter (3m wide x 2.5m high)
- Modern kitchen and W/C
- Full mezzanine with 2.5m height to the underside
- 3 car parking spaces
- Flexible terms available

## Description

The Property forms part of Circle Line House which is a larger industrial unit with offices. The unit provides storage space at ground floor level and is served by a roller shutter loading door.

The unit benefits from a mezzanine floor which provides further storage space, an office, a modern kitchen and w/c.

## Location

The property is situated close to the junction of South Road and East Road in the Templefields industrial area of Harlow.



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

Name	sq ft	sq m
Ground	859	79.80
Mezzanine	859	79.80
Total	1,718	159.60

## Terms

The property is available on a new internal repairing and insuring lease. Flexible terms are available.

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