



Senator House, Stadium Way, Harlow, CM19 5GY

Industrial/Logistics For Sale | Price on application | 24,463 sq ft

Detached freehold with vacant possession

Senator House, Stadium Way, Harlow, CM19 5GY

Summary

- Price: Price on application
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk the Rateable Value from 1st April 2026 is £181,000. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year
- Service charge: Private Estate Road. No regular service or maintenance charge has historically been paid in respect of this property
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

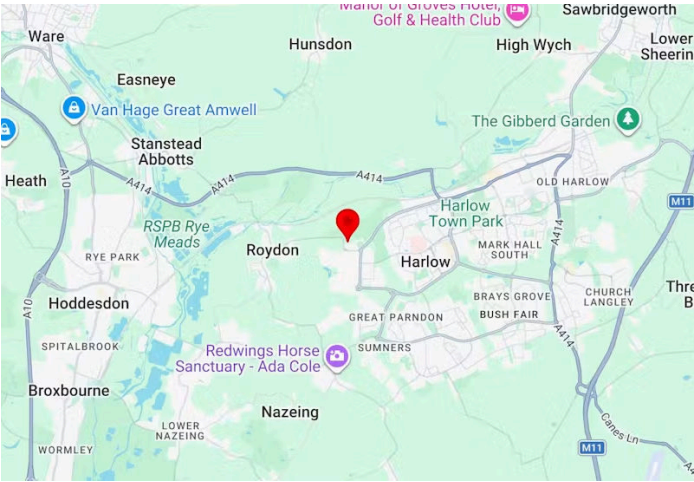
Further information

- [View details on our website](#)

Contact & Viewings

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Key Points

- Minimum eaves of 7.4m rising to 10.6m at the ridge
- 2 sectional up and over loading doors
- 3 phase electricity and gas
- Staff facilities include W/Cs, kitchens and canteen
- Air conditioned offices also benefitting from central heating
- 45 car parking spaces

Description

The property comprises a detached portal framed industrial warehouse building incorporating integral 2-storey offices and a covered loading area with 2 up and over shutter doors providing access into the principal factory and warehouse area. The warehouse benefits from a polished concrete floor, LED lighting, hot and cold air blowers and Ambi-rad heaters. Staff facilities include Male and Female W/Cs, Kitchen and canteen.

The offices provide modern well-lit mainly open plan space with some cubicled offices and meeting/training rooms; finished with carpet and suspended ceilings throughout. The offices benefit from A/C and radiators throughout and further W/C and kitchen facilities. The first floor space is also served via a lift from the front reception area which also contains a meeting room and accessible W/C.



Externally the property benefits from a yard and staff parking area with bike rack.

Location

The property is located in the established Pinnacles industrial area of Harlow. The Pinnacles has attracted a number of major occupiers including Poundland, GlaxoSmithKline and Brake Brothers. Harlow is a significant commercial centre in West Essex, enjoying good road links via J7 of the M11 to J27 of the M25 London orbital motorway some 6 miles south and to Stansted approximately 15 miles to the north. The town also benefits from two railway stations, each serving London's Liverpool Street via Tottenham Hale (Victoria Line) and Stansted International Airport.

Accommodation

Name	sq ft	sq m
Ground	18,887	1,754.66
Mezzanine	810	75.25
1st	4,766	442.78
Total	24,463	2,272.69

Terms

The Property is being offered freehold with vacant possession.

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