



Circle Line House, South Road, Harlow, CM20 2BJ

Industrial/Logistics To Let | Rent on application | 22,286 sq ft

Industrial/Warehouse Unit with gated yard

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Summary

- Rent: Rent on application
- Business rates: Details on request
- Service charge: Fixed at £0.40 per sqft with CPI linked increases
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

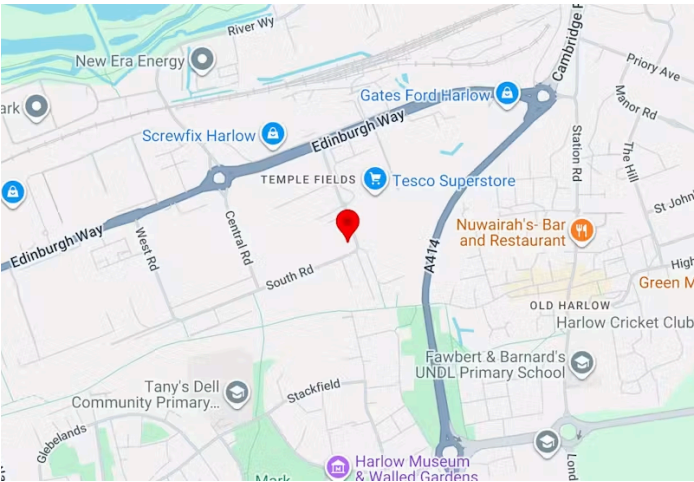
Further information

- [View details on our website](#)

Contact & Viewings

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Key Points

- 2 dock level shutter doors & 1 ground level loading door
- Staff facilities including canteen, kitchen and W/Cs
- Ground floor glazed office space with reception
- Private gated yard
- 5.1m eaves with height of 2.5m under mezzanine

Description

This property consists of a steel frame with block infill industrial unit with north light roof with glazed office component situated directly in front of the warehouse. The warehouse benefits from 2 dock level loading doors, one of which being double width, and 1 surface level loading door. Staff facilities includes canteen, kitchen and w/cs. The yard benefits from a two storey aluminium storage unit with ground and first floor loading.

Location

The property is situated close to the junction of South Road and East Road in the Templefields industrial area of Harlow. It is conveniently situated close to the retail and trade parks on Edinburgh Way where occupiers include Tesco, Subway, Costa Coffee, Travis Perkins and Howdens Joinery.



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.4miles away and intersects with the M25 at Junction 27, c.5miles to the South.

Accommodation

Name	sq ft	sq m
Ground	13,707	1,273.42
Mezzanine	8,579	797.02
Total	22,286	2,070.44

Terms

The property is available on a new internal repairing and insuring lease. The tenant will be responsible for the loading doors and internal repair of the property only. Flexible terms are available.

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