



Unit 7 East Place

East Road, Harlow, CM20 2TG

Industrial/warehouse Unit

5,005 sq ft
(464.98 sq m)

- Eaves height of c.9.4m rising to c.10.0m at the ridge
- First floor fitted open plan office space
- Full height sectional electric loading door
- 37.5kN per sq m floor loading
- Photovoltaic panels

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Summary

Available Size	5,005 sq ft
Rent	£75,350 per annum
Business Rates	Estimate on request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

East Place is a modern development of 9 units set within Harlow's main industrial, out of town retail and trade area. The subject property comprises mid-terrace unit of steel portal frame construction with steel clad elevations under a pitched steel clad roof incorporating translucent roof lights. Internally the unit provides clear span warehouse/production space. There is a single WC at ground floor level and a first floor open plan office with further staff facilities. Externally there is a deep forecourt for loading and generous car parking provisions.

Location

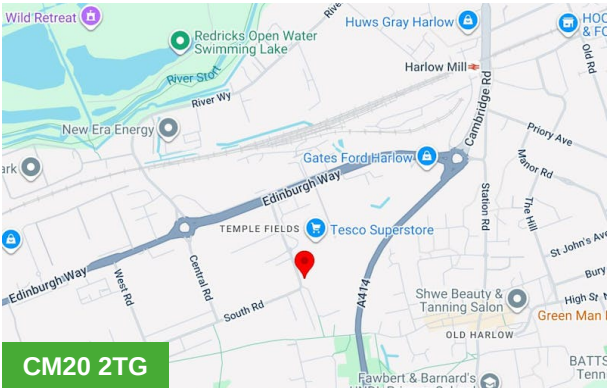
East Place is located on East Road, directly off Edinburgh Way within Harlow's main out of town retail, trade counter and motor trade location, attracting a large number of national and specialist occupiers. East Place is situated immediately adjacent to a Tesco superstore. Harlow is a new town located in West Essex, 30 miles north of Central London. The main arterial route to the town is the A414 providing direct access to Junction 7 of the M11.

The M11 is approximately 4 miles from the development and intersects with Junction 27 of the M25, approximately 5 miles to the south. The M11 also provides access to Stansted International Airport, approximately 13 miles to the north and onwards to Cambridge. The A414 connects to the A10, A1 and M1 to the west, and to Chelmsford and the A12 to the east, providing access to the east coast ports of Harwick and Felixstowe.

Accommodation

The Property was measured on a Gross External Area basis. The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,875	360
1st	1,130	104.98
Total	5,005	464.98



Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition; and
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;
(vi) All quoting rents, prices and terms are expressed subject to contract;
(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 21/11/2025