



Millbrook Studios

Harlow, CM20 2UL

**Newly built retail units
located in a prominent
location within Harlow,
suitable for a variety of uses
including retail leisure or
medical**

3,033 to 7,934 sq ft

- Suitable for retail and leisure use, high residential area
- Fully glazed shop fronts
- 20 car parking spaces (shared)
- 3 minute walk to Harlow Town railway station
- Ceiling heights from floor to slab between 3m to 3.4m

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Summary

Available Size	3,033 to 7,934 sq ft
Business Rates	The premises are awaiting assessment for rating purposes.
Service Charge	A service charge will be payable for maintenance of the structure and common areas. Details on request.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Millbrook Studio's is landmark, mixed use, gateway regeneration project, set out as two distinct but connected buildings over 5 and 15 floors respectively. The development comprises approximately 11,000 sq ft of commercial space, suitable for retail, office, medical or leisure use.

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.

* Please note; Units 2 & 3 can be combined

Location

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

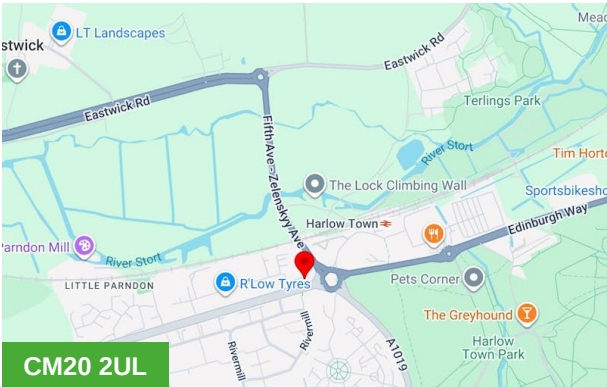
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Unit 1	3,480	323.30
Ground - Unit 2	3,033	281.77
1st - Unit 3	4,454	413.79

Terms

The units are available by way of a new effectively fully repairing lease, subject to 5 yearly upward only rent reviews.



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' 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 03/11/2025