

Industrial / Logistics Unit To Let | 35,286 sq ft

Lovet Road, Harlow, CM19 5TB

AVISON YOUNG

Summary

- Well located property
- Self-contained secure yard
- 8.5m minimum eaves height
- Residue lease available at low passing rent
- Opportunity for a new, longer term lease available via negotiation

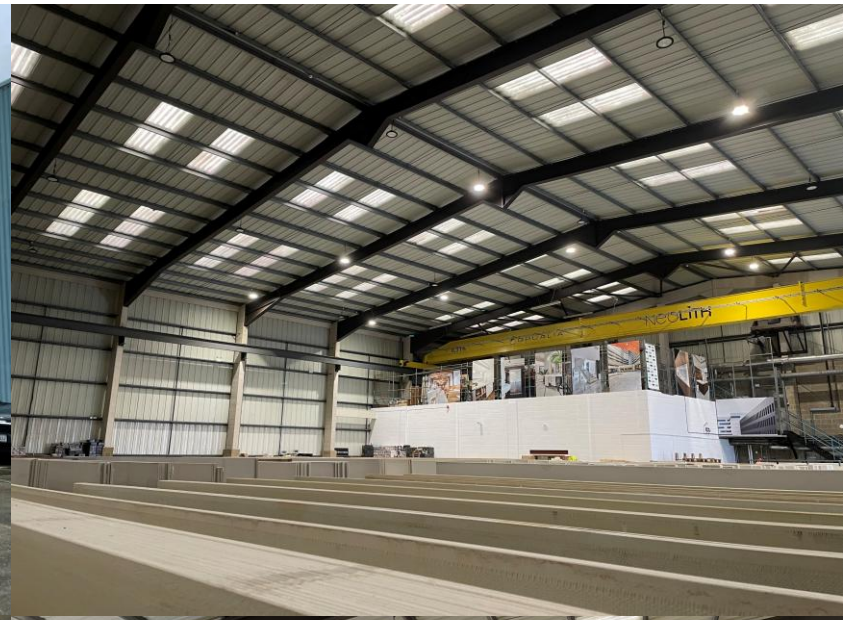
Accommodation

Site	Sq m	Sq ft
Warehouse	2,405	25,866
Offices	873	873
Total	**3,278**	**35,286***

*** Measurements given on a GIA. Approx basis.**

AVISON YOUNG









Location

The property benefits from excellent connectivity, with immediate access to Edinburgh Way (A414) and is situated approximately 2 miles from Harlow town centre.

The location provides direct connections to the M11 at Junctions 7 and 7a, and access to the M25 (Junction 27), approximately 12 miles to the south.

The M11 offers efficient links to London, Cambridge and Stansted Airport, with the A414 providing convenient east-west connections to Hertfordshire and Essex. London Stansted Airport is approximately 12 miles to the north, while Central London is around 30 miles to the south.

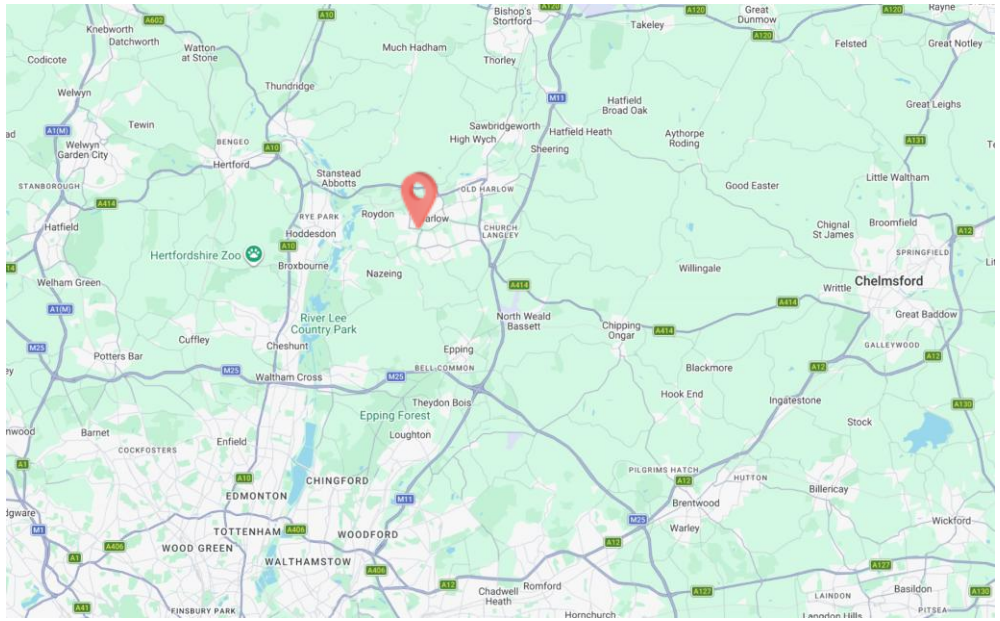
Description

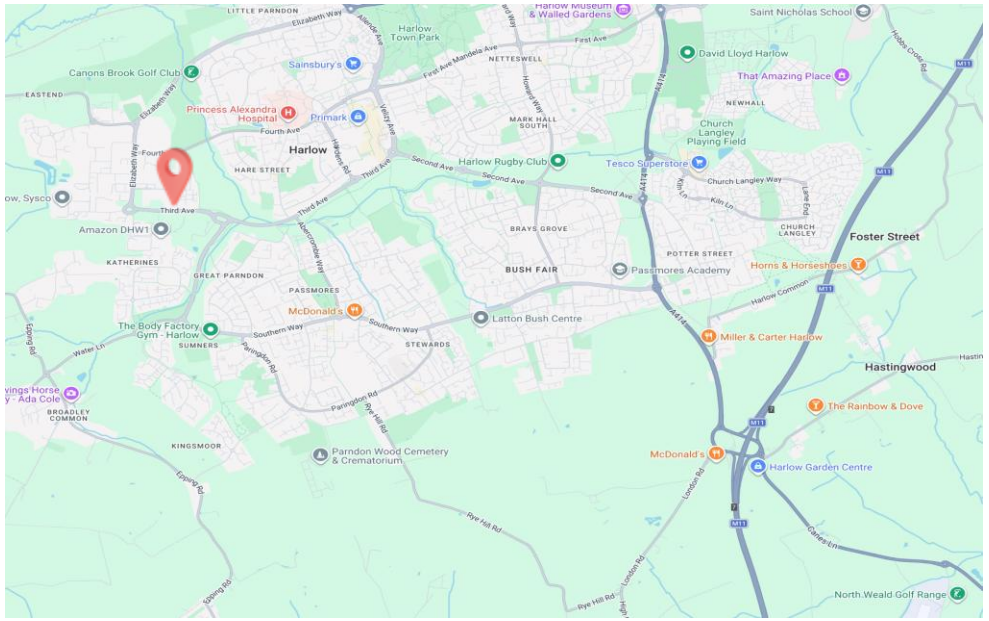
The property comprises a modern, detached industrial unit of steel portal frame construction with two-storey offices fronting onto Lovet Road.

The unit benefits from an eaves height of 8.5 metres and with loading via three electrically operated roller shutter doors. The warehouse is lit throughout and benefits from a large secure self-contained yard.

A 6.3 tonnes overhead gantry crane is installed within the warehouse. This can remain in situ subject to negotiation, or be removed if required.

The offices provide a mix of open plan areas, separate meeting rooms and ancillary accommodation.





If you would like to know more, please get in touch.

John Allan
Principal
+44 (0)7540 694 611
John.allan@avisonyoung.com

Will Caldwell
Senior Surveyor
+44 (0)7442 375 903
William.caldwell@avisonyoung.com

Viewings:

Please contact the project team if you wish to arrange a viewing.

Terms & Rent:

The building is subject to an existing lease expiring in November 2027 at a low passing rent. The property is available by either an assignment of this lease or a sub-letting for the remainder of the term.

Alternatively, a new lease and terms could be available, subject to negotiation.

Visit us online

avisonyoung.co.uk

24 Percy Street, London, W1T 2BU

© Avison Young (UK) Limited. All rights reserved.

AVISON YOUNG

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4) All prices quoted are exclusive of VAT.
5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1) Corporate structure and ownership details.
2) Identification and verification of ultimate beneficial owners.
3) Satisfactory proof of the source of funds for the buyers / funders / lessee.
4) Two forms of identification.