paulwallace commercial
01992 440744
enquiries@pwco.biz

HAROLDS ROAD, HARLOW, ESSEX, CM19 5BJ









AN INDUSTRIAL WAREHOUSE BUILDING ON SECURE FENCED HARD SURFACED SITE

7,500-17,112 SQ FT
ON TOTAL 1 ACRE SITE AREA

TO LET - WHOLE OR PART

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LOCATION:

Custom House fronts Harolds Road near immediately at its junction with Elizabeth Way midway between the Amazon and Poundland distribution centres fronting Third & Fourth Avenues with their routeways through to the Harlow south M11 junction via the A414 and Harlow north via the A1025.

The town centre is within approximately 1.25 miles and provides a full range of retail, service and restaurant facilities.

Harlow Town main line railway station is approximately 1.6 miles distance along Elizabeth Way.

London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.



DESCRIPTION:

An industrial warehouse building of double steel portal frame construction.

Bay 1	**-**	**7,500 sq ft with 0.4 acre yard**
Bay 2	**-**	**8,692 sq ft with 0.21 acre yard**

All floor areas and dimensions are approximate.

* Fully fenced and securable site
* 2 gated entrance points
* 4 full size 24' width electric loading doors
* 22' eaves (25'/7.6m to apex)
* Light and three phase power
* Male/female WC's
* Yard to front and rear





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TERMS:	To let. Available on short term lease(s) to expire May 2030 or new longer lease on whole available.
RENTAL:	£200,000 per annum exclusive for the whole.
VAT:	Applicable.
RATEABLE VALUE:	We are informed upon a rateable value of £137,000 with effect 1 April 2026. Interested parties are advised to verify this information at www.voa.gov.uk.
EPC:	Orange 117E.
SERVICE CHARGE:	Not applicable.
LEGAL COSTS:	Each party are to be responsible for their own legal costs.
VIEWING:	Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

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