SPIRE GREEN CENTRE

Spire Green Centre, Flex Meadow, Harlow , CM19 5TR



WAREHOUSE / INDUSTRIAL UNITS FROM 2,880 TO 32,314 SQ FT

AVAILABLE TO LET

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DESCRIPTION

Spire Green Centre consists of 16 warehouse / industrial units with 24 / 7 manned security and the ability to combine units. Each unit benefits from an open plan warehouse of steel portal frame construction, an electric roller shutter door, clear internal eaves from 6m and a demised loading area with allocated parking. To the front there are glazed pedestrian entrances into a reception area, ground floor offices, WCs plus a staircase up to first floor offices. As part of all refurbishments, units will benefit from LED lighting, EPC B and warehouse floors being level and sealed. Full specification is available on request.









Indicative photography



SPECIFICATION

- 8.5m — Up to 8.5m Apex Height
- Established Harlow Warehouse Estate
- Capable Of Secure Yard
- 24 / 7 Security
- Target EPC B
- Level Access Loading Doors
- Three Phase Electrical Supply
- Allocated Car Parking Space
- Ability To Combine Units

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ACCOMMODATION

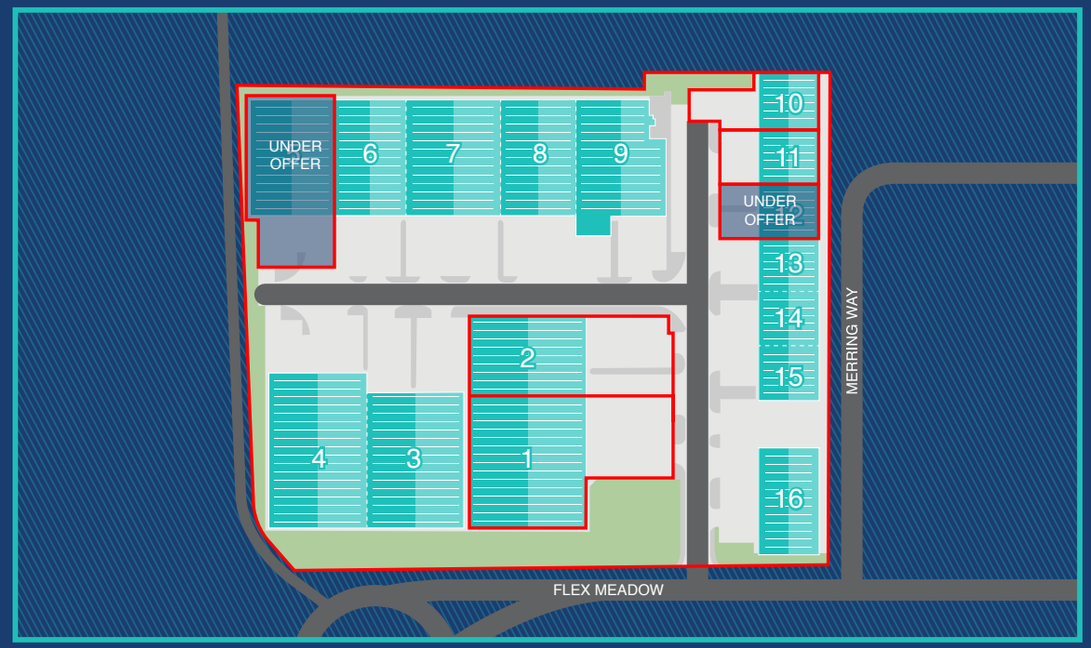
The units are measured to a Gross External Area as follows:

Unit 1 - AVAILABLE Q4 2026	sq ft	sq m
Warehouse	11,610	1078.6
Ground Floor Undercroft	2,100	195.1
Ground Floor Office	3,203	297.6
First Floor Office	3,140	291.7
Total	**20,053**	**1,863.0**

Unit 2 – AVAILABLE Q4 2026	sq ft	sq m
Warehouse	7,624	708.3
Ground Floor Office / Undercroft	2,059	191.3
First Floor Office	2,578	239.5
Total	**12,261**	**1,139.1**
Combined Total 1 & 2	32,314	3,002.1

Unit 10 - AVAILABLE	sq ft	sq m
Warehouse	5,353	497.3
Ground Floor Office	851	79.1
First Floor Office	869	80.7
Total	**7,073**	**657.1**

Unit 11 - AVAILABLE	sq ft	sq m
Warehouse	2,028	188.4
Ground Floor Office	413	38.4
First Floor Office	439	40.8
Total	**2,880**	**267.6**
Combined Total of 10 & 11	9,953	924.7





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LOCATION

The Spire Green Centre is located on Flex Meadow Road approximately 1.2 miles to the west of Harlow's town centre within the established industrial location of The Pinnacles. The property is accessed from Junction 7 of the M11 via the A414 (Edinburgh Way) and A1169 (Elizabeth Way), the prime distribution route for Harlow. The A414 provides direct access to the A10 and A1. Alternatively, the unit can also be accessed via the new M11 Junction 7A.

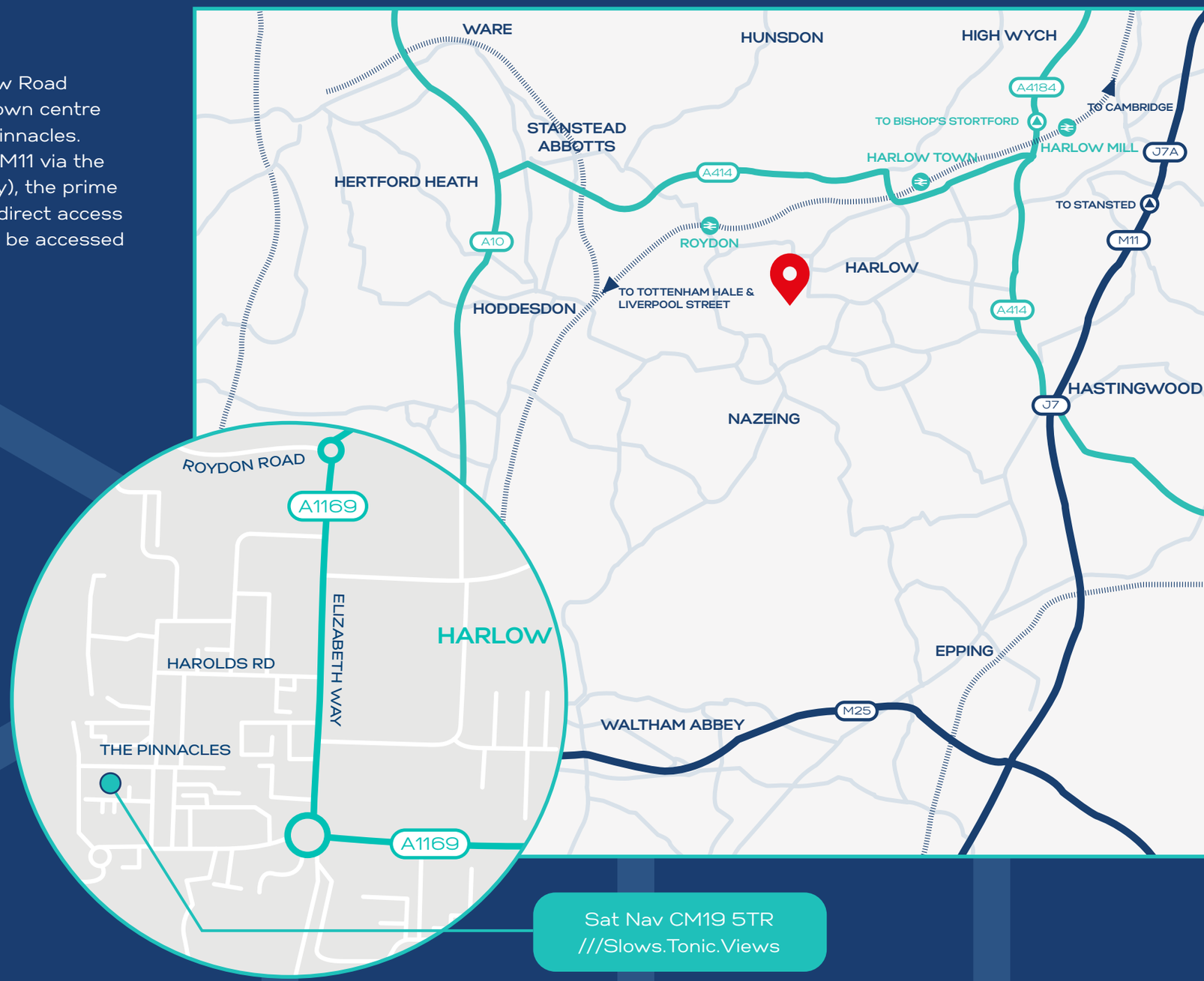
DRIVE TIMES

	mins	miles
Harlow Town Station	5	2.2
M11 J7A	13	5.3
Hailey Interchange A10/A414	15	5.5
Waltham Cross	19	9
London Stansted Airport	25	15
Central London	55	29

TRAIN TIMES FROM HARLOW TOWN

	mins
Bishop's Stortford	13
Waltham Cross	14
Tottenham Hale	18
Newport	25
Stratford	35
Cambridge	39

Source: Google Maps



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SPIRE GREEN CENTRE

LEASE TERMS

The properties are available on fully repairing and insuring leases on terms to be agreed.

SERVICE CHARGE

The estate runs a service charge which is available on request.

VAT

All prices quoted are exclusive of VAT.

EPC

Certificates available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

BUSINESS RATES

	Rateable Value
Unit 1	£171,000
Unit 2	£102,000
Unit 10	£93,000
Unit 11	£29,500

With effect from 1st April 2026.

Interested parties are advised to make their own enquiries with the Local Authority.

GET IN TOUCH

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