Knight Frank

To Let

Unit 1 Temple Bank, River Way, Harlow, CM20 2DY

Industrial Warehouse / Storage unit
27,806 sq ft (2,583.3 sq m)

- Detached Industrial Unit
- Provides versatile, industrial storage / distribution / manufacturing space
- Generous external areas
- Available from August 2026



Your partners in property

The Property

Description

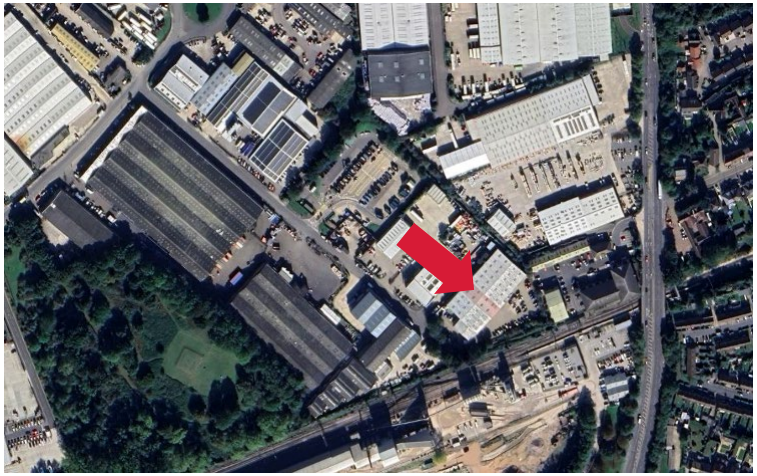
The properties comprises a detached steel portal framed construction with brick elevations. The yard is fully secure with additional parking separately, The warehouse has 2 level loading doors, 6.2m eaves height and .The units benefit from ground and first floor offices, WC facilities and a full height shutter door.

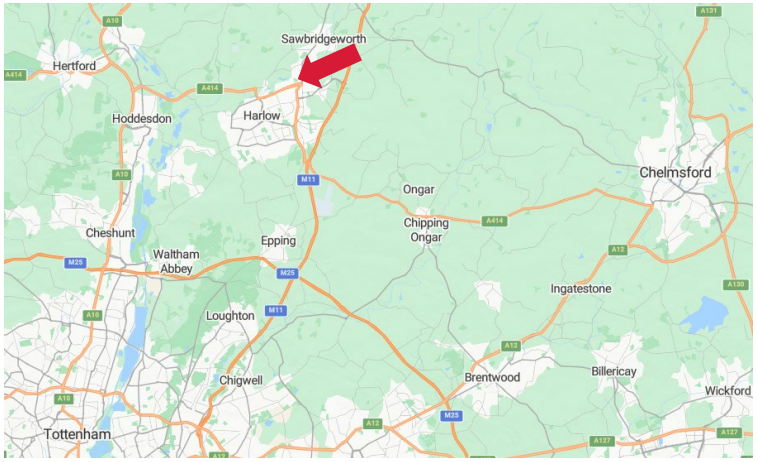
Location

The building has direct access to the national motorway network at junction 7 of the M11, approximately 4 miles to the south east, connecting to junction 27 of the M25 only 4.7 miles further south. To the north the M11 runs towards Stansted airport and further afield to the Cambridge and the A14/A1 (M). Harlow Mill rail station ii a short distance from the site and provides services to London Liverpool Street, Cambridge and beyond.

Accommodation (Gross Internal Area)

	Sq ft	Sq m
Warehouse	25,922	2,408.2
Office	1,884	175.0
Total	27,806	2,583.3













Contact

Terms

The property is available by way of new FRI lease on terms to be agreed. Please contact Knight Frank for quoting price / terms.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

EPC

The unit's current energy rating is:

Unit 1 – D87 (03.04.2027)

Legal Costs

Each party to bear their own legal costs.

Rates

The current Rateable Value (1 April 2026 to present)

Unit 1 - £250,000.

We estimate that your rate liability for 2026/2027 will be £120,000per annum

VAT

All pricing is subject to VAT.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents

Knight Frank

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2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated June 2026. Photographs dated June 2026.

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