

To Let

Unit 13, Mead Park
River Way, Harlow
CM20 2SE

4,750 sq ft (441 sq m)

- Minimum headroom 4.82m
- 3 Phase Power Central heating to the offices
- Fitted kitchen
- Mezzanine
- Designated Parking



The Property

Description

The unit comprise a modern end terrace warehouse of steel portal frame construction with block infill and steel/brick clad exterior.

The unit is presently arranged to provide mainly clear warehouse space with fitted kitchen and approximately 20% office content. The unit is served by a roller shutter which leads out on to a concrete yard loading / parking area. The property benefits from a ground floor office and has staff welfare facilities.

Accommodation

	Sq Ft	Sq M
Warehouse	4,750	441.29
Mezzanine	1,108	102.94
TOTAL	5,858	544.23



Fitted kitchen and WC's



Warehouse lighting



Minimum height
4.82m



Minimum of 12 parking
spaces



Three
phase electricity



1x electric
loading door

Images



External photo



Warehouse



Mezzanine



Offices



Warehouse



Estate

Location

Mead Park is situated just north of Edinburgh Way (A414) in the Templefields area of Harlow within a short distance of a variety of retail parks and trade counter operators.

The A414 provides prompt access to the M11 (J7) to the East and A10 to the West. The Park is also close to Harlow Town Station (35 mins to London Liverpool Street).



Contact

Terms

The unit is available on new Full Repairing and Insuring leases on terms to be agreed.

Due Diligence

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

EPC

D-96

Rates

RV £62,000 (From 1st April 2026).

All interested parties should direct their enquiries to Merton Local Authority.

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT.

Service Charge

A service charge may be levied for the upkeep of the common parts of the estate.

For further information, or to arrange a viewing, please contact Knight Frank or our Joint Agents



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Particulars dated October 2026. Photographs dated 2021.

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