

# GRADE A INDUSTRIAL/LOGISTICS UNIT TO LET

UNIT E, ICON INDUSTRIAL ESTATE,  
HARLOW CM19 5AW



**111,478 sq ft Logistics/Industrial Unit Available by Way of Sublease/Assignment**

## KEY HIGHLIGHTS

- 12.7m eaves height
- 3 storey offices
- 10 dock, 2 level access loading doors
- 50m secure yard
- 83 car parking spaces
- Fully fitted 3 storey offices
- 625KvA
- EPC: A

## BUILDING ACOMMODATION

GIA	Sq Ft	Sq M
Warehouse	100,079	9,298
FF&SF Offices	11,399	1,059
<b>Total</b>	<b>111,478</b>	<b>10,357</b>

For more information or to arrange a viewing please contact:

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### SPECIFICATION

High specification, modern industrial unit benefitting from fully three storey offices, 10 dock and 2 level access loading doors, 12.7m eaves and 83 allocated car parking spaces.

### LOCATION

Icon Harlow is situated within the London-Stansted-Cambridge corridor, conveniently located just 30 miles north of Central London and 9 miles from the M25

The unit is in close proximity to London Stansted airport, M11 and M25 motorways, as well as the DP World London Gateway Port.

Location	Distance	Drive Time
Harlow Town	1.25 miles	4 mins
M11 (J7)	4 miles	10 mins
M25 (J27)	9 miles	15 mins
Central London	30 miles	59 mins
Cambridge	42 miles	56 mins

### RATEABLE VALUE

The Rateable value assigned to the premises by the VOA from 1 April 2023 is £1,000,000.

### TERMS

The unit is available by way of sublease/assignment. Further details available upon request.

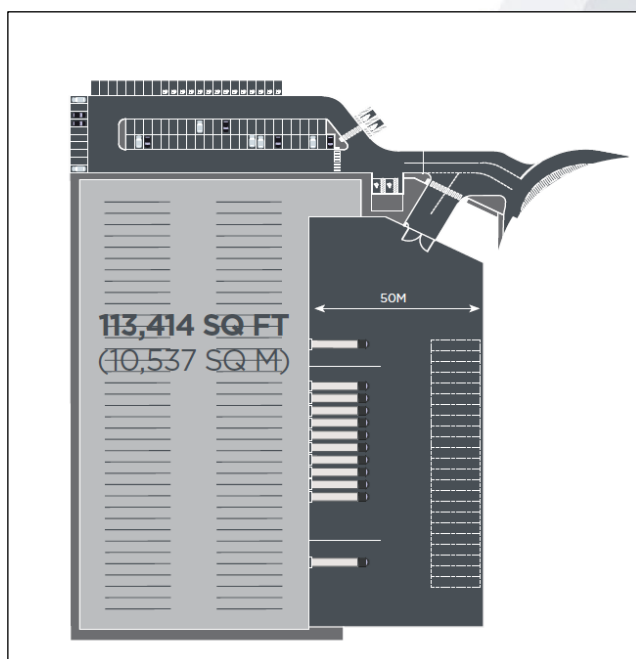
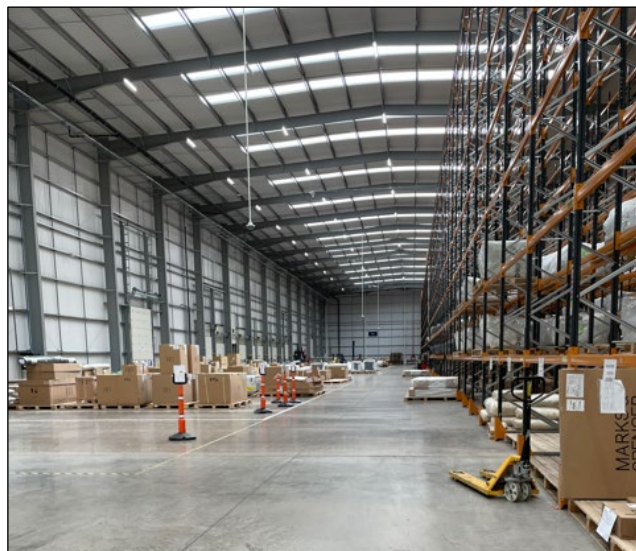
Alternatively, the unit may be available on a new lease direct from the landlord.

### RENT

On application.

### EPC

The property has an EPC rating of A.



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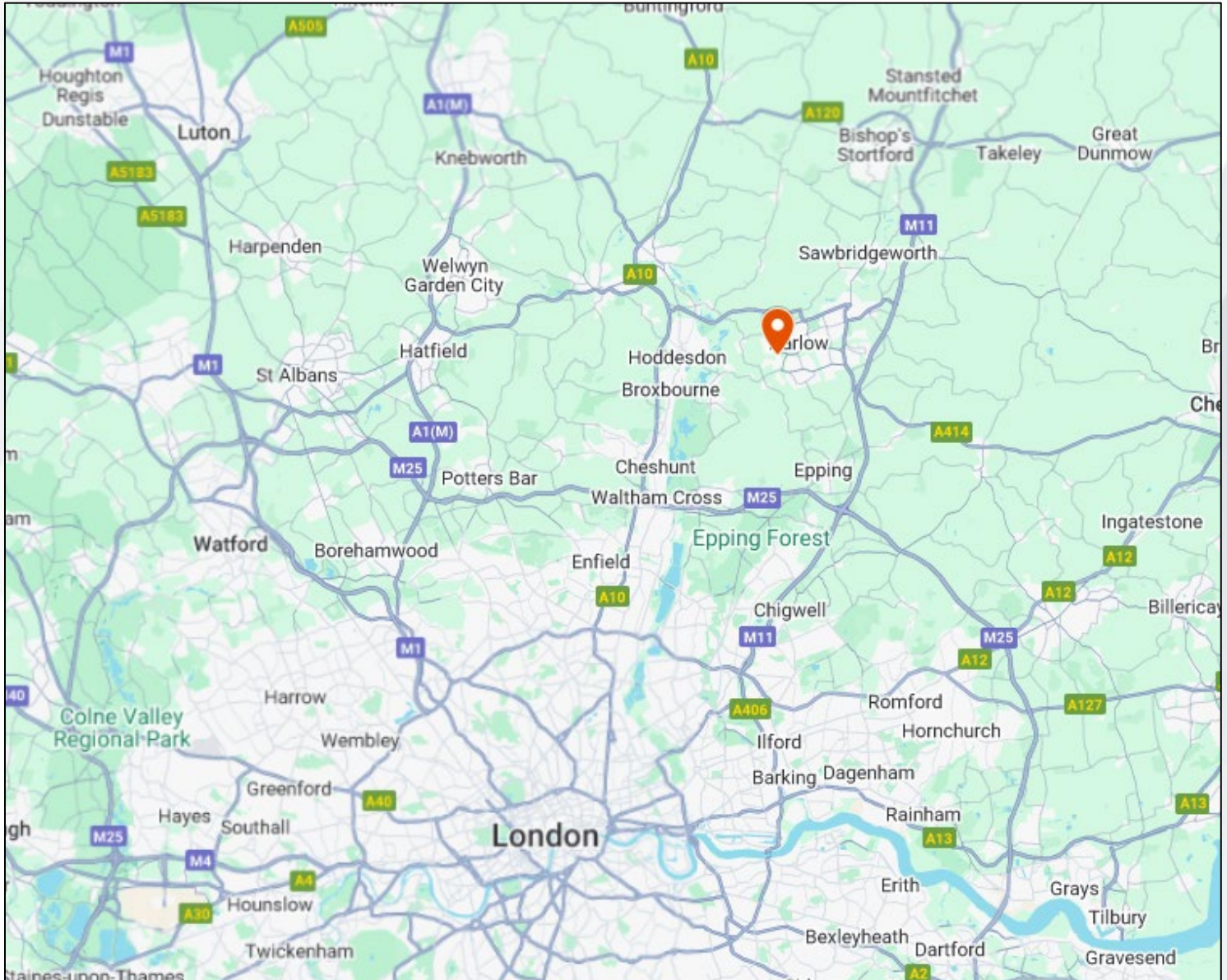
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