



INDURENT

CARTEL BUSINESS CENTRE HARLOW

CM20 2TT
///PARTS.TESTS.RESULT

Offered as single or combined units

UNIT A: 68,234 SQ FT (6,339.1 SQ M)

UNIT B: 6,649 SQ FT (617.7 SQ M)

Available now



Located near the
M11 (J7/7a)



24/7 access

Warehousing that Works.

High performance space for your business.

Cartel Business Centre is situated on the A414 Edinburgh Way within Temple Fields industrial area, on the outskirts of Harlow town centre. This prime location provides occupiers quick access to the national motorway network with junction 7a of the M11 just an 8 minute drive away, leading to junction 27 of the M25.

The available space is ideal for industrial / logistics use and trade counter operators, with units featuring full height loading doors and two-storey office space. Internally, the modern, well-lit warehouse has a clear eaves height of 6m whilst the offices provide open plan, air conditioned accommodation on each floor.



Warehousing that Works.

You're well-connected.



MAJOR ROADS

M11 J7A	3.8 miles
M25 J27	9 miles
A1 J4 17	17 miles
A12 J17	23 miles



CITIES/MAJOR TOWNS

Chelmsford	20 miles
Luton	30 miles
London	31 miles
Cambridge	35 miles
Watford	38 miles
Colchester	44 miles
Ipswich	60 miles



AIRPORTS

London Stansted	12 miles
London Luton	30 miles
London Heathrow	54 miles

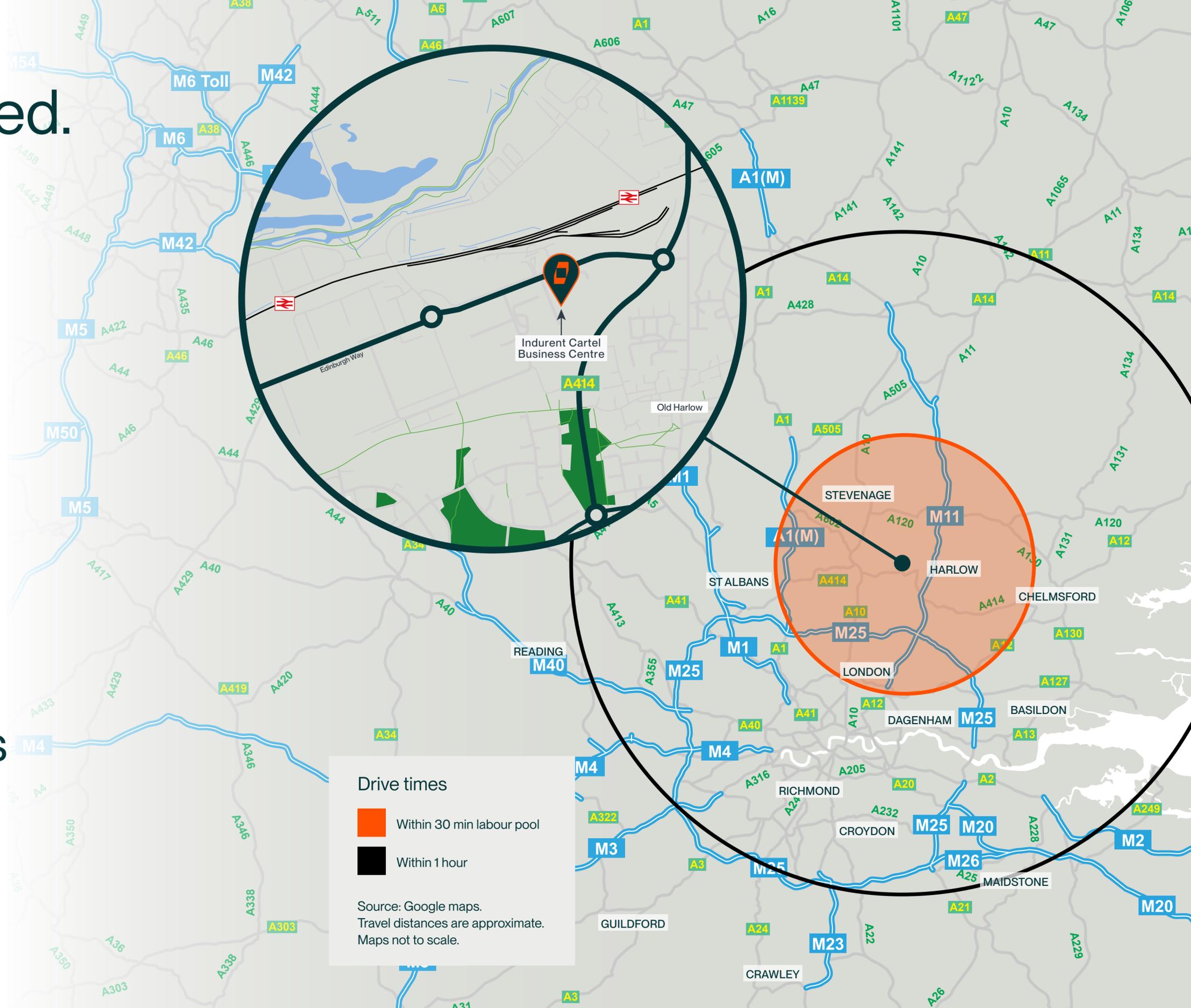


RAIL FREIGHT TERMINALS

Purfleet Docks	27 miles
Port of Tilbury	32 miles
London Gateway	35 miles
Port of Harwich	63 miles



Warehousing that Works.



Drive times

- Within 30 min labour pool
- Within 1 hour

Source: Google maps.
Travel distances are approximate.
Maps not to scale.

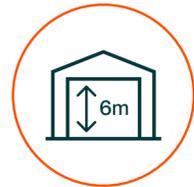
Schedule of accommodation

Units can be offered combined or as single units

UNIT A	
GROUND FLOOR WAREHOUSE	54,556 SQ FT (5,068.4 SQ M)
FIRST FLOOR INC. OFFICES	8,385 SQ FT (779 SQ M)
LEVEL ACCESS LOADING DOORS	2
TOTAL	62,941 SQ FT (5,847.4 SQ M)



Units to undergo refurbishment



Minimum internal eaves height of 6m



75 car parking spaces



Planning consent for B1c/B2/B8 uses



24/7 access



M25 London Orbital Motorway (J27) 9 miles



Targeting EPC B

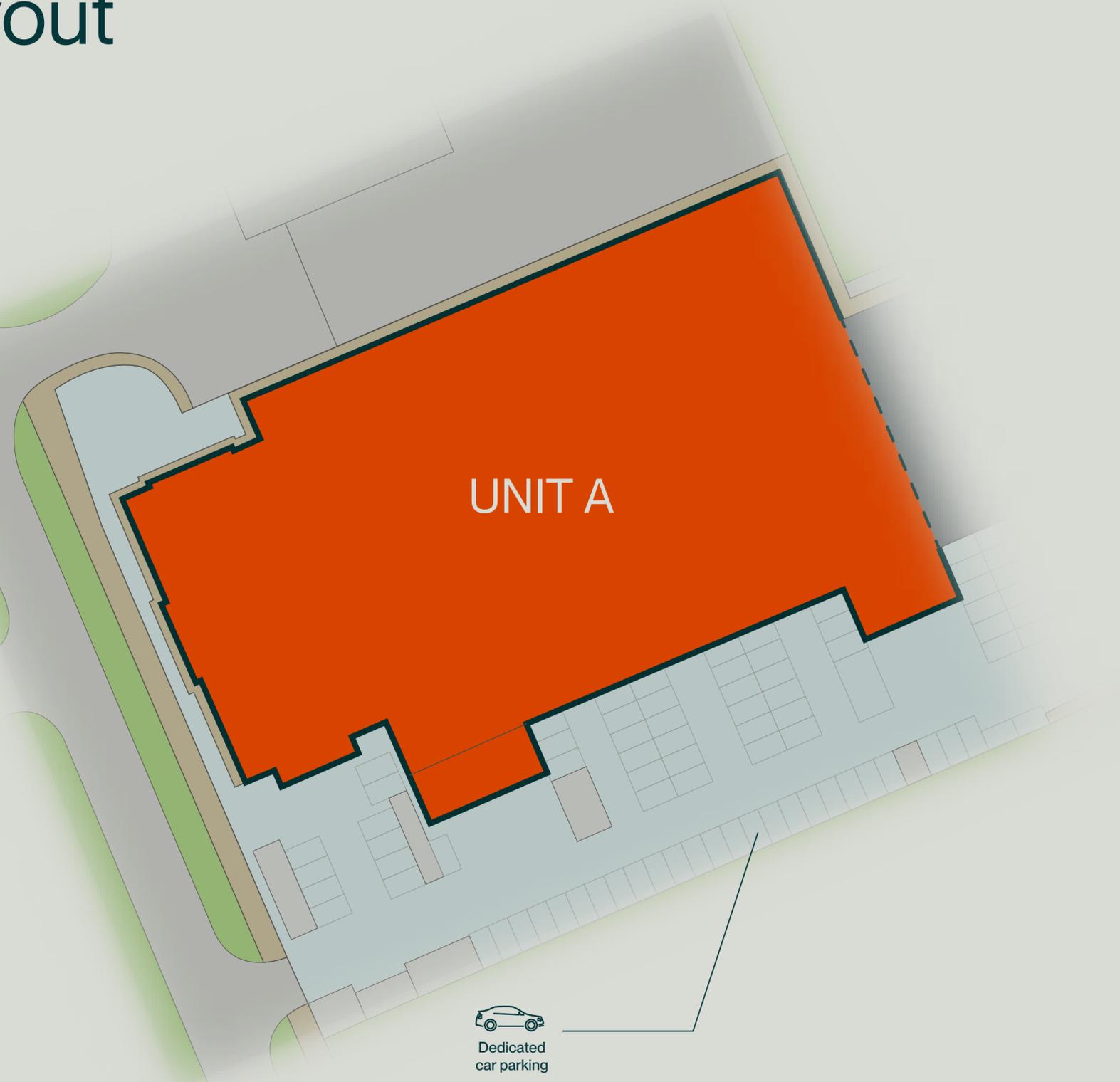


Air conditioned office space

*All floor areas are approximate gross internal areas.



Development layout



Site plan is indicative.



Warehousing that Works.



Dedicated
car parking

High performance space where you need it.



HOLLY MOZLEY

Senior Asset Manager

📞 07976 784 615

✉ holly.mozley@indurent.com



Discover more 

Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. June 2024. TBDW 05701-18.