HARLOW 240

Edinburgh Way ▼ Harlow ▼ CM20 2BN

Available For Immediate Occupation

To Let – 240,089 Sq Ft
Modern Logistics Accommodation
Fully Refurbished



/// march.analogy.sleepy

240,000 SQ FT. ONE BIG OPPORTUNITY.

HARLOW 240

A414
Edinburgh Way

TOOLSTATION
Argos
ITS
MIDAS
SCREWFIX
ASCENT TRADE PARK
TESCO
M11 J7
4 MILES
M25 J27
8 MILES
HARLOW ENTERPRISE HUB
SHENVAL ESTATE
TEMPLE HOUSE ESTATE
VEOLIA
HARLOW RETAIL PARK
LOK'n STORE
SHURGARD
halfords
THE OAKS RETAIL PARK

HARLOW 240 provides a rare big box logistics facility, approximately 7 miles north of the M25 and adjacent to the M11. Nearby occupiers include ITS, Argos, O-I Glass, Halfords, Toolstation and Screwfix.

OCCUPATION READY

11.5M MINIMUM EAVES HEIGHT

SECURE YARD UP TO 115M

4 LEVEL ACCESS DOORS

22 DOCK LEVEL DOORS (50% DOUBLE HEIGHT)

UP TO 1MVA POWER AVAILABLE

EPC RATING - A

50KN/M2 FLOOR LOADING

VEHICLE MAINTENANCE UNIT

AIR CONDITIONED OFFICE ACCOMMODATION

MODERN UNIT CONSTRUCTED IN 2008

24/7 SECURITY

120 CAR PARKING AND AMPLE HGV PARKING

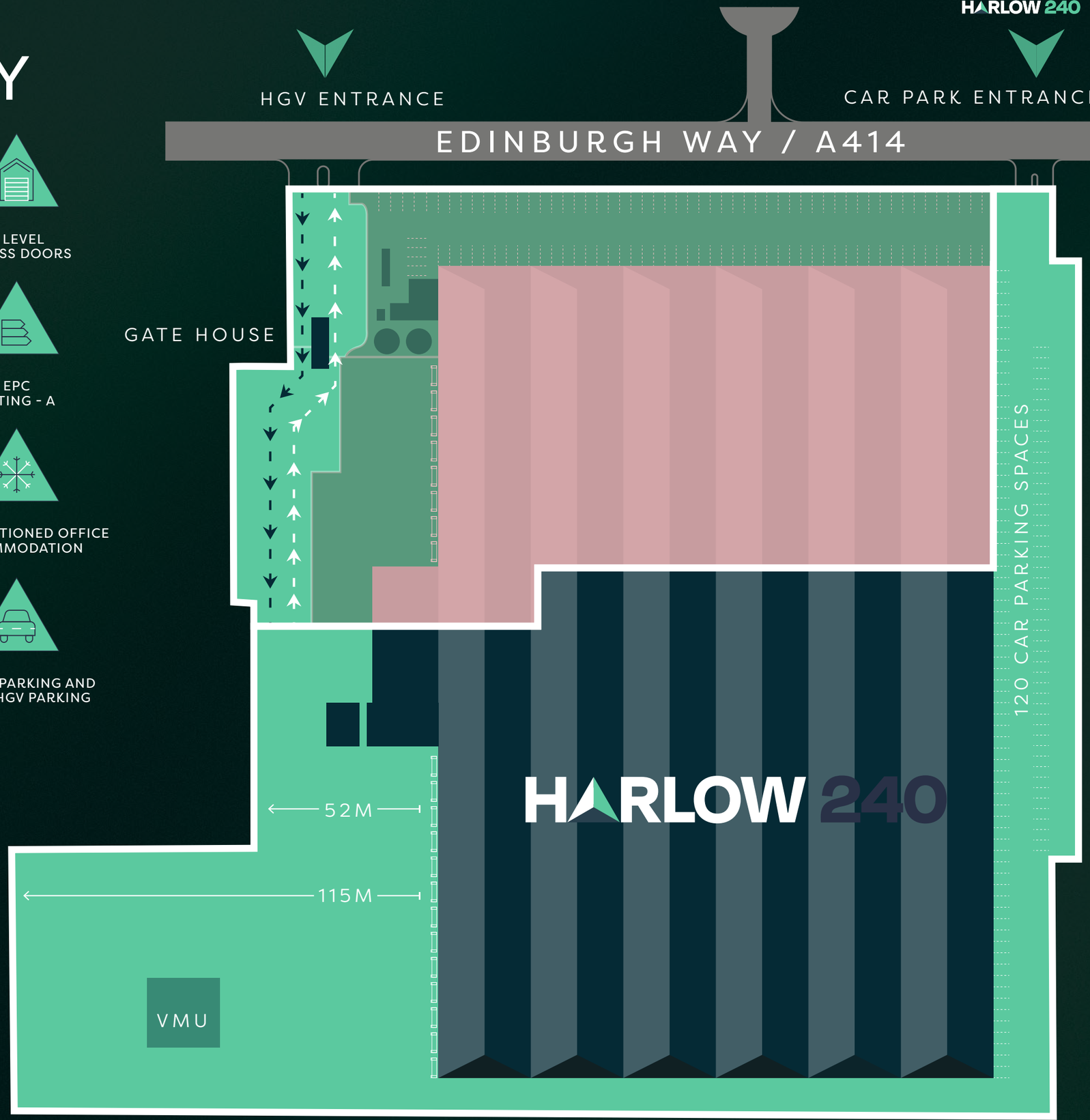
FULLY SPRINKLERED WAREHOUSE

LED WAREHOUSE LIGHTING INSTALLED

Area	Sq ft	Sq m
Ground Floor	233,131	21,658.6
First Floor Offices	2,788	259
VMU	4,170	387.4
Total	**240,089**	**22,305**

All areas are calculated on a gross external area basis (GIA)

The property provides a well specified modern distribution warehouse constructed in 2008 comprising 240,089 sq ft including offices across ground and first floors. The unit is available for immediate occupation.



REDUCED FIT-OUT COSTS

This warehouse is already equipped with

- High-efficiency LED lighting
- A full sprinkler system

Ready to Occupy

HARLOW 240

GO FURTHER FROM HARLOW.

The property is located in Harlow and benefits from excellent connectivity to the M11 (4 miles) and M25 (7 miles) motorways and Stansted Airport (8 miles).

By rail, Harlow provides a journey time of 31 minutes journey to London Liverpool Street and 20 minutes to Stansted Airport.

Edinburgh Way is an established industrial location within Harlow with surrounding occupiers including Wickes, Halfords, Screwfix, B&Q, Currys, ITS, Toolstation and Argos.

574,000

People live within a 30 minute drive time of Harlow 240

Average Gross Pay

Average gross pay is approximately 13% less than the wider South East

27m Passengers Per Year

London Stansted (20 min drive) is the 3rd busiest airport in London; fourth-busiest in the UK

Source: Office of National Statistics, Nomis, Stansted airport



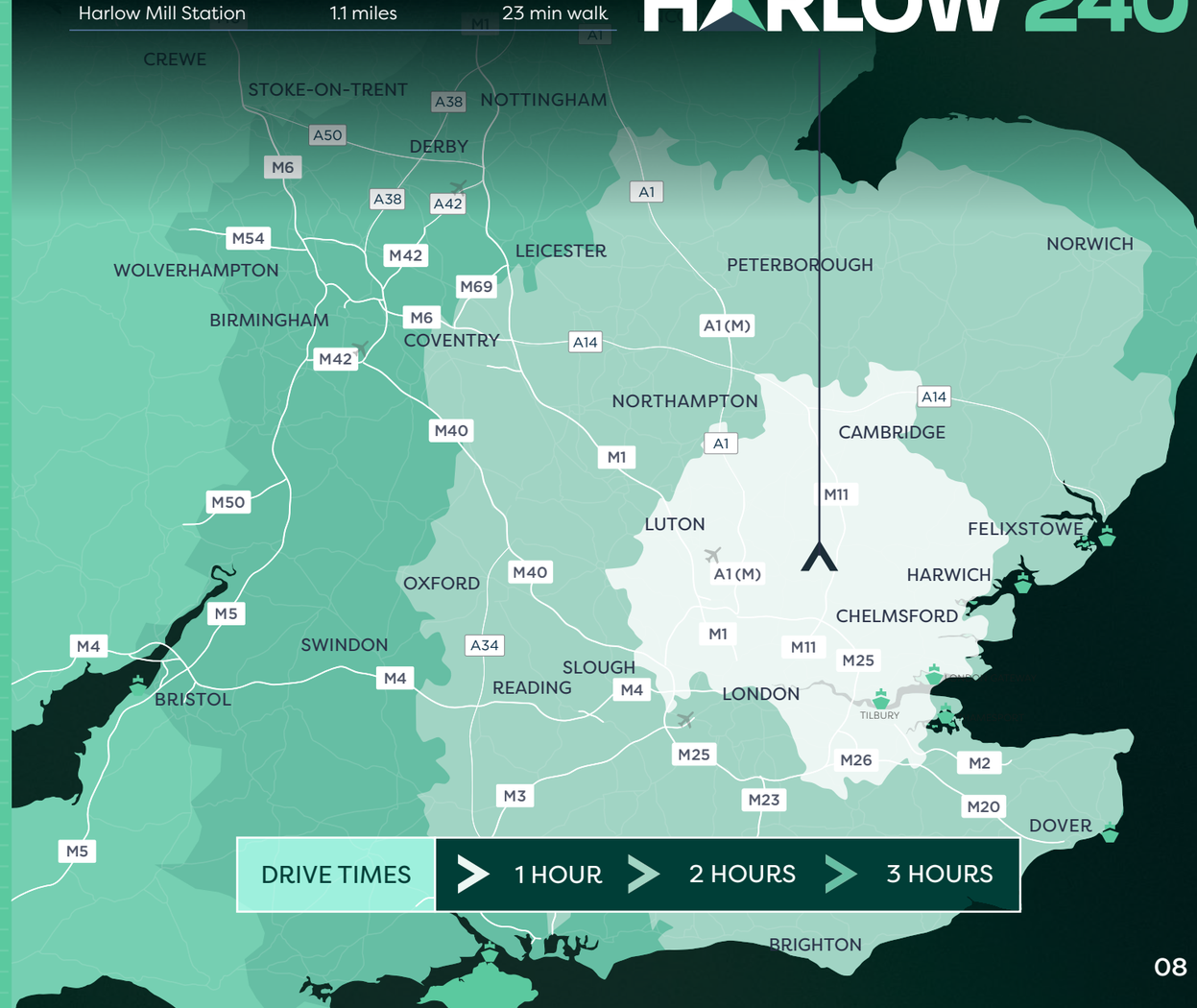
	Drive Time	Distance
Chelmsford	35 mins	20 miles
Cambridge	45 mins	35 miles
London	60 mins	30 miles
Ipswich	75 mins	60 miles
Birmingham	120 mins	130 miles

	Drive Time	Distance
Tilbury	35 mins	31 miles
London Gateway	45 mins	32 miles
Folkestone	85 mins	84 miles
Felixstowe Port	93 mins	74 miles
Southampton Port	135 mins	116 miles

	Drive Time	Distance
M11 (J7a)	8 mins	3.5 miles
M11 (J7)	10 mins	4 miles
M25 (J27)	14 mins	7 miles
A1 (M) (J4)	25 mins	20 miles
M1 (J21a)	38 mins	31 miles

	Drive Time	Distance
Stansted Airport	20 mins	8 miles
London City Airport	39 mins	24 miles
Heathrow Airport	69 mins	55 miles
Gatwick Airport	80 mins	61 miles

	Miles	Distance
Harlow Town Station	0.8 mile	18 min walk
Harlow Mill Station	1.1 miles	23 min walk











HARLOW 240

Edinburgh Way ▶ Harlow ▶ CM20 2BN

Terms

Available to let on a new internal repairing and insuring lease direct from the Landlord for a term by agreement.

Viewings

For further information or if you wish to arrange a viewing, please contact:

EPC

EPC rating of 'A' (valid until November 2034).

Rent

On application.

Service Charge

A service charge will be payable and an estimation of this can be provided on request.

CBRE

HANNAH METCALFE
Hannah.Metcalfe@cbre.com
07500 990 467

TOM ERXLEBEN
Tom.Erxleben@cbre.com
07710 966 234

ALEX SCHOFIELD
Alex.Schofield@cbre.com
07971 067 984

DTRE

RICHARD HARMAN
Richard.Harman@dtre.com
07776 200 143

MADDIE MORIARTY
Maddie.Moriarty@dtre.com
07545 582 097

Disclaimer: This brochure and all content in the brochure are provided to you on a non reliance basis without warranty of any kind either express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, and non-infringement. CBRE, DTRE & Eighty Studio makes no warranty as to the accuracy, completeness or reliability of any content in this brochure. You are responsible for verifying any information before relying on it. Use of this brochure and the content available in the brochure is at your sole risk.

Designed and created by eighty www.eighty.studio