

▶ TO LET

 HARLOW240

Edinburgh Way ▶ Harlow ▶ CM20 2BN

240,089 Sq Ft of Modern Logistics Accommodation

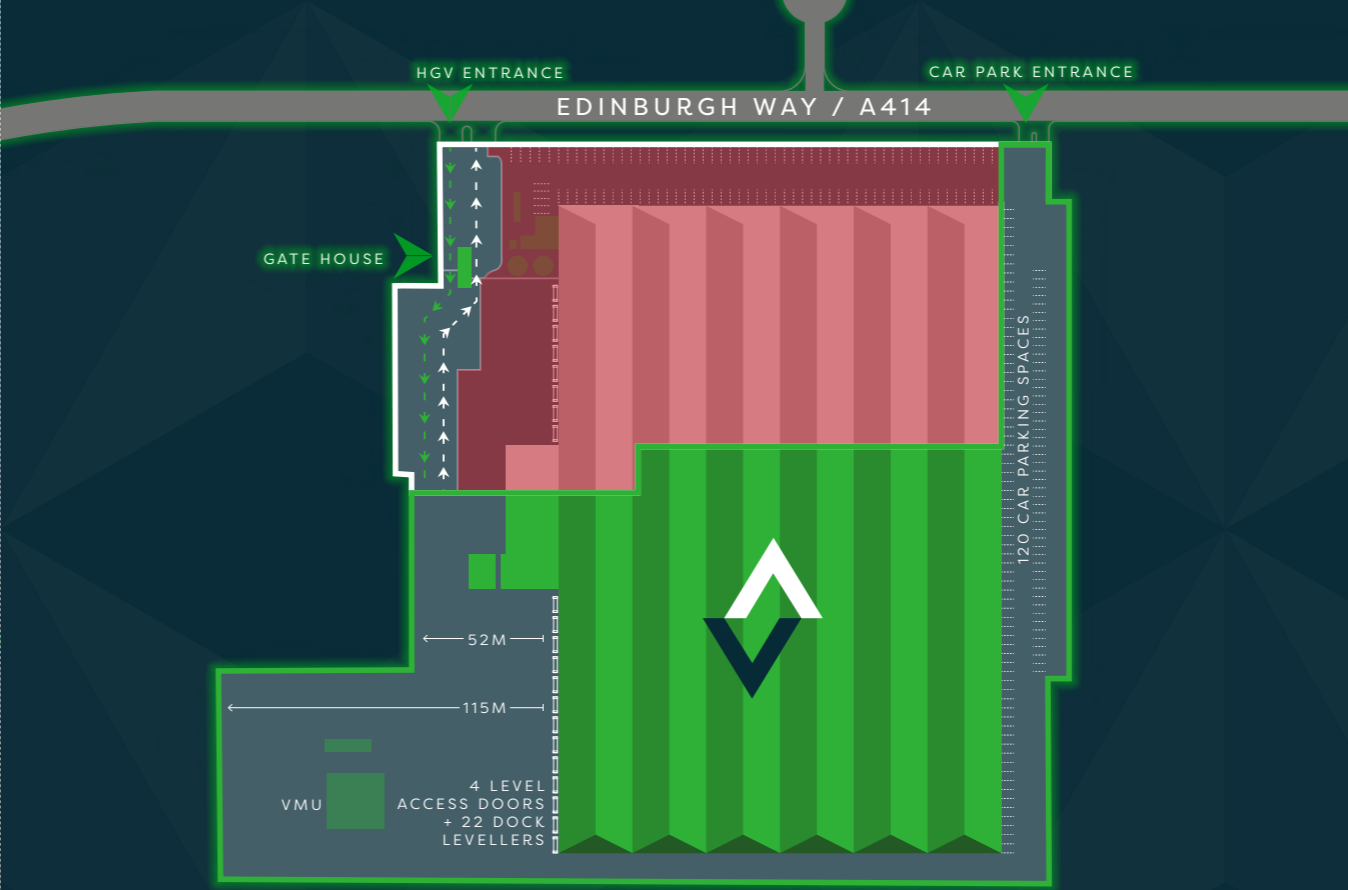
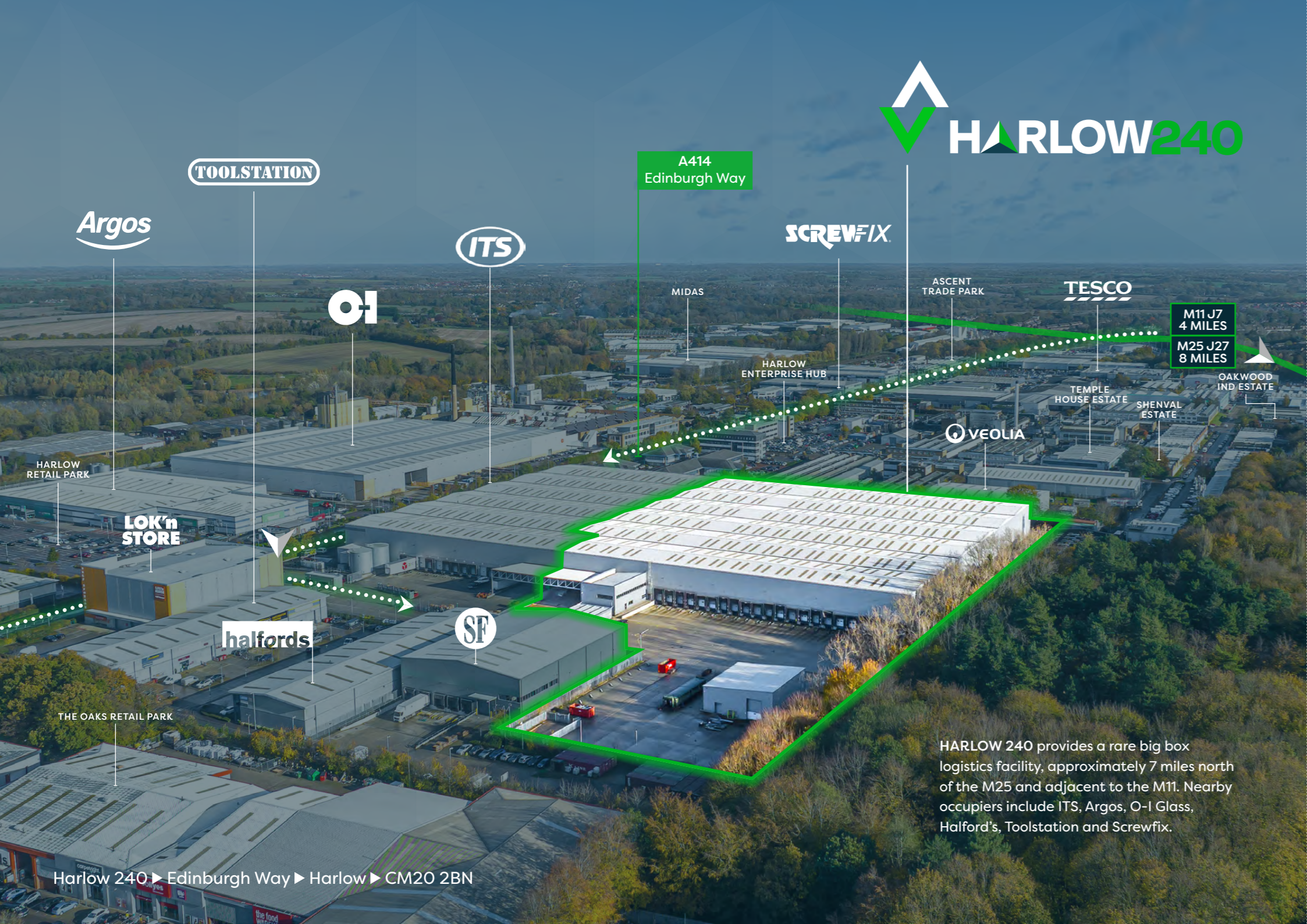
TO BE REFURBISHED

Available for Immediate Occupation



CBRE DTRE





## Description

The property provides a well specified modern distribution warehouse constructed in 2008 comprising 240,089 sq ft including 4,952 sq ft of offices across ground and first floors. The unit is to be extensively refurbished and will be ready for occupation in Q2 2024.

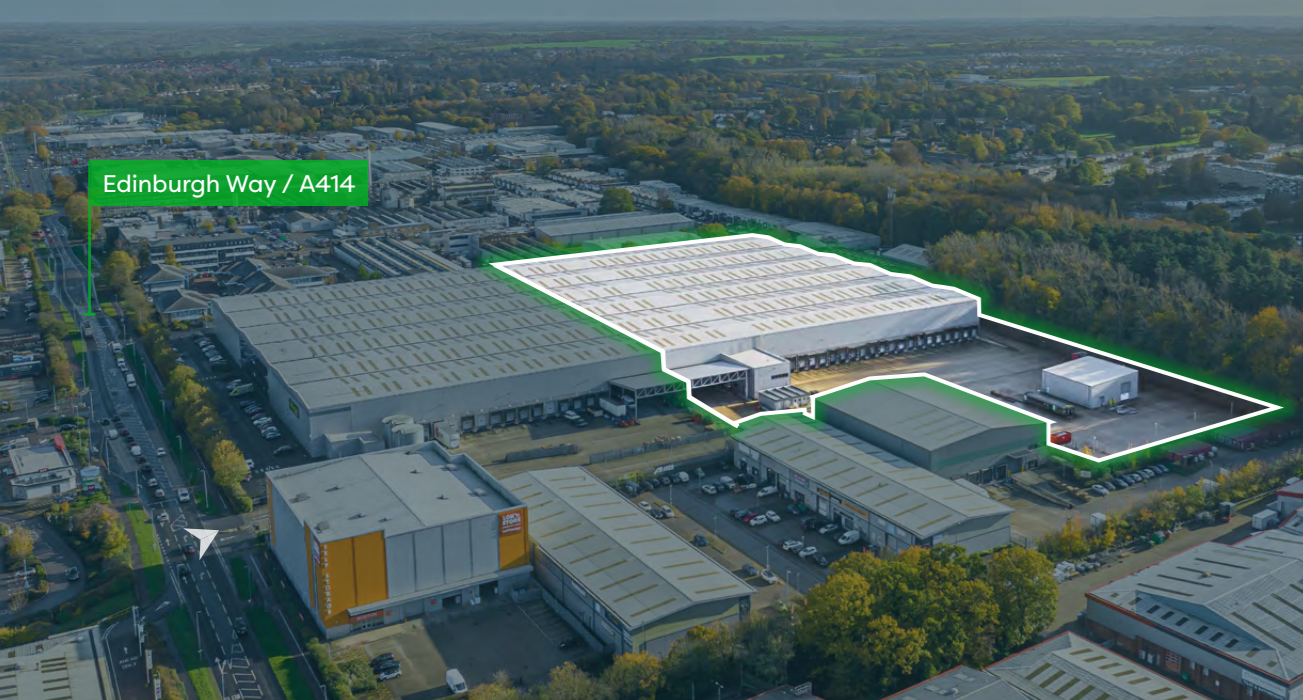
AREA	SQ FT	SQ M
Ground Floor	233,131	21,658.6
First Floor Offices	2,788	259
VMU	4,170	387.4
<b>TOTAL</b>	<b>240,089</b>	<b>22,305</b>

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



- 11.5M MINIMUM EAVES HEIGHT
- MODERN UNIT CONSTRUCTED IN 2008
- 4 LEVEL ACCESS DOORS
- SECURE YARD UP TO 115M
- 22 DOCK LEVEL DOORS (50% DOUBLE HEIGHT)
- SUBSTANTIAL PARKING FOR CARS AND HGVS
- EPC RATING - B
- 24/7 SECURITY
- 50KN/M<sup>2</sup> FLOOR LOADING
- VEHICLE MAINTENANCE UNIT
- AIR-CONDITIONED OFFICES & WAREHOUSE
- PV PANELS





Edinburgh Way / A414

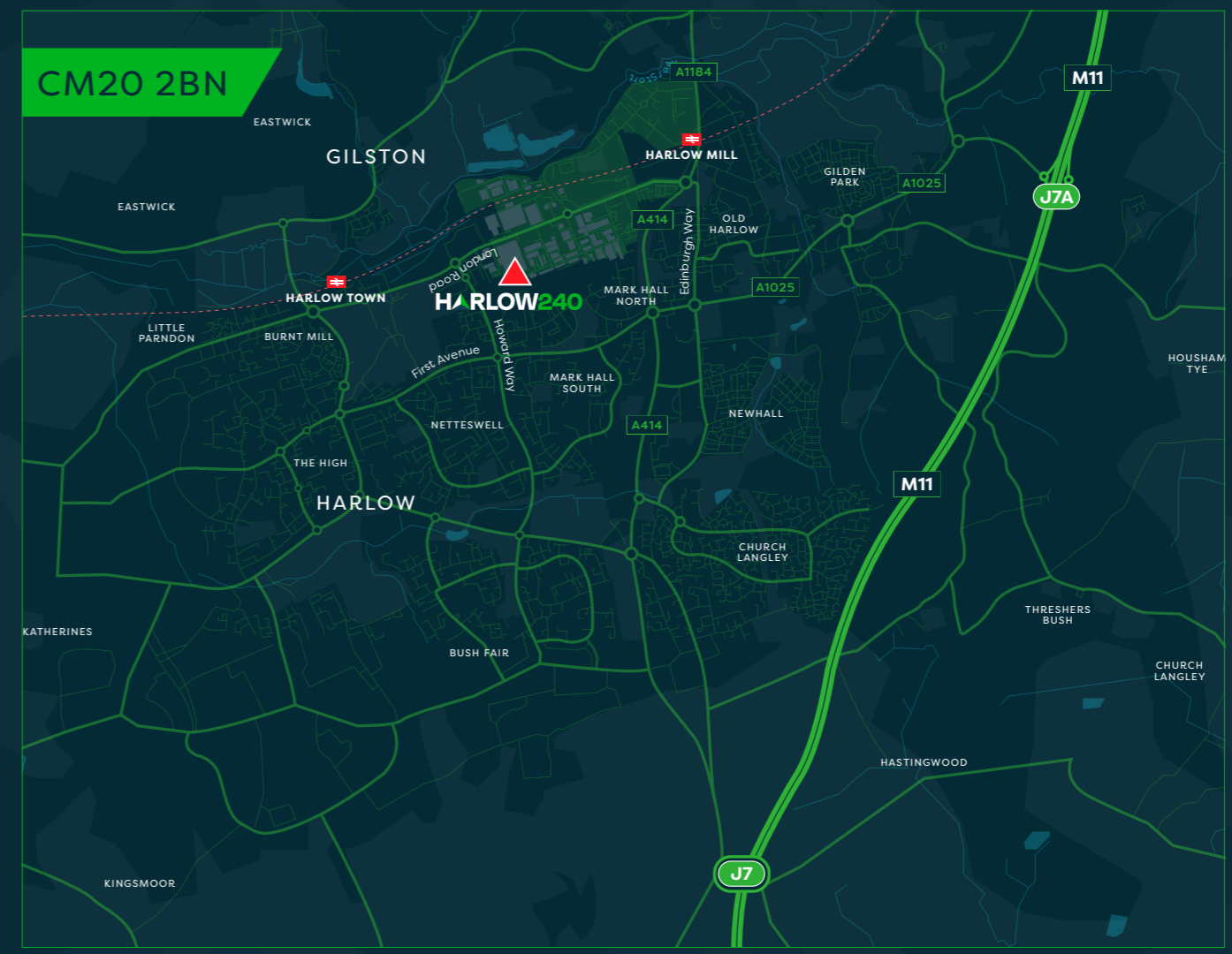
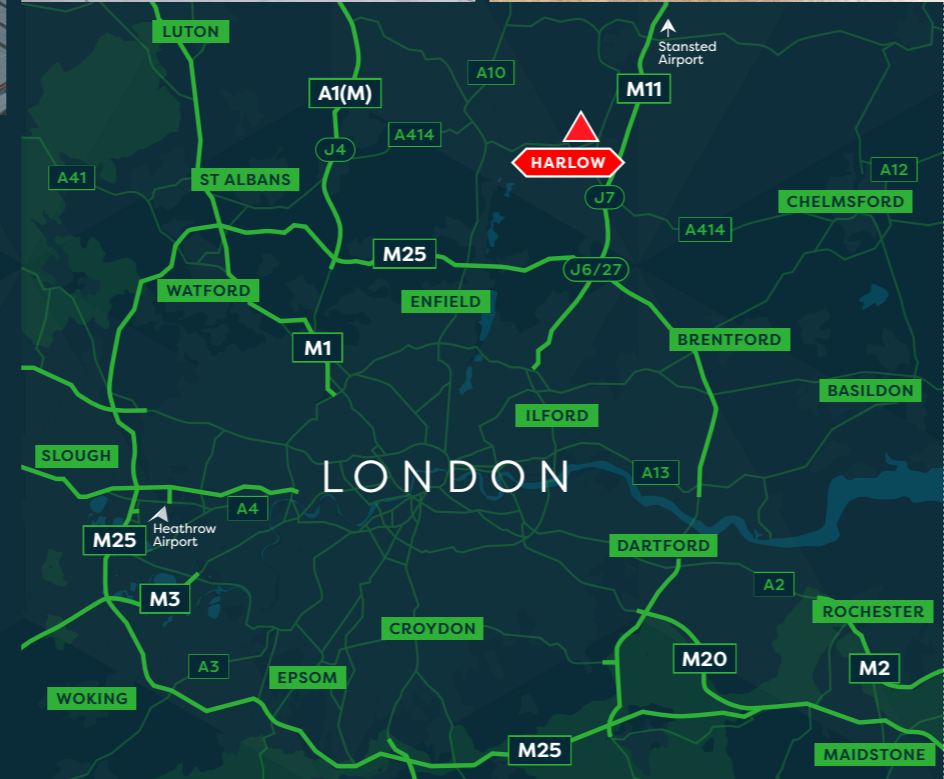


## Location

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, Curry's, ITS, Toolstation and Argos.



## Demographics



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
M11 (J7a)	10 mins	4 miles
M25 (J27)	14 mins	8 miles
A1 (M) (J4)	25 mins	20 miles
M1 (J21a)	38 mins	31 miles



	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
Stansted Airport	20 mins	13 miles
London City Airport	39 mins	24 miles
Heathrow Airport	69 mins	55 miles
Gatwick Airport	80 mins	61 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



## Terms

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

## Rates

Parties are advised to make their own enquiries.

## Service Charge

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

## EPC

The property has an EPC rating of B.

## Rent

On application.

## Viewings

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

## CBRE

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