



INDUSTRIAL UNIT TO LET

Harmony Works, Harlow, Essex, CM20 2DH



 RENT £175,000 PA / £10 PSF

 SIZE 17746 Sq Ft / 1,648.6 SQM

 FLOOR(S) Ground

 AVAILABLE Immediately

- Self-contained building
- B2/B8 Use
- Trade counter
- Warehouse
- Large yard area
- Roller shutters

CONTACT

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LOCATION

The property is located within Harlow's established out-of-town retail and motor trade counter district, close to the junction of Edinburgh Way and North Place.

Harlow is a growing town with a residential population of approximately 93,000. It is well-connected by two railway stations, the nearest being Harlow Mill, which provides direct services to London Liverpool Street via Tottenham Hale (Victoria Line interchange). Road communications are excellent, with Junction 7A of the M11 situated within 4 miles, linking to the M25 at Junction 27. Connectivity is further enhanced by the A414, which provides access westwards to the A1 and eastwards to Chelmsford.

DESCRIPTION

The property comprises a self-contained industrial/warehouse building (B2/B8 use), most recently occupied by HSS Hire. The front elevation, facing directly onto Edinburgh Way, incorporates a prominent trade counter. Behind this, there are office and staff welfare facilities, leading through to the main industrial/warehouse floor space. Externally, the property benefits from car parking to the west elevation and a secure yard to the rear.

TRANSPORT LINKS

AMENITIES

- Car Parking
- Good Natural Light
- Yard Space

VIEWINGS

Directly through Pearl & Coutts

LEASE TERM

New full repairing and insuring lease available for a term to be agreed.

VAT

This property is subject to VAT.

EPC

D (76 - 100)

81 : This property

These details were updated on 10/09/2025

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