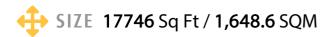
# INDUSTRIAL UNIT TO LET

# Harmony Works, Harlow, Essex, CM20 2DH







- FLOOR(S) Ground
- AVAILABLE Immediately

### **CONTACT**

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

### Harmony Works, Harlow, Essex, CM20 2DH

#### 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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