



**STRETTONS**

EST. 1931



# TO LET

**Unit 43 & Unit 44 - 45  
Burnt Mill Industrial  
Estate, Elizabeth Way,**

**Harlow, CM20 2HU**

**1,780 – 5,301 sq ft**

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**2 x Industrial Warehouse Units To Let  
(Available individually or as a whole).**

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## Description

Situated on an established trade counter estate, the property comprises 2 adjoining and interconnected portal frame mid-terrace warehouse units. The units benefit from good eaves height, painted concrete floors, profile clad elevations and roller shutter doors. They also benefit from good natural light and loading / parking provision. Occupiers on the estate include: Wolseley, Rexel, Pirtek, CEF, Howdens Joinery and ATS Euromaster.

- Eaves Height – 4.4m rising to 6m.
- Loading Doors
- WCs and Kitchens
- Mezzanine floors

## Location

Burnt Mill Industrial Estate is located at the eastern end of Elizabeth Way, close to the town centre of Harlow. Harlow benefits from good road connections including the A414 and M11, providing access to Stansted Airport approx. 8 miles to the north and the M25 (9 miles) and Central London (25 miles) to the south. Harlow Town train station is within walking distance of the property with connections in London Liverpool Street.

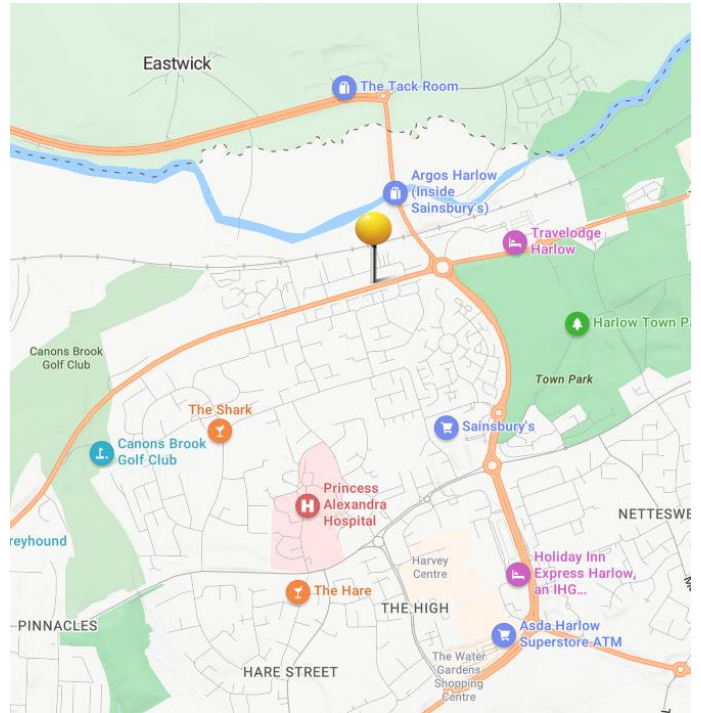
## Accommodation

Unit 43	Sq ft	Sq m
Ground Floor	1,780	165
Mezzanine	708	66

Unit 44-45	Sq ft	Sq m
Ground Floor	3,521	327
Mezzanine	1,677	156



Further Information [View on Website](#)



## Terms

The units are available as a whole or individually by way of assignment or sub lease of the existing leases expiring on 9th February 2027.

**Rateable Value** £40,600  
**EPC** U43 - 95 D  
 U45 - 78 D

**VAT** TBC

**Service Charge** TBC

**Rent** Unit 43 - £30,260 pa  
 Unit 44-45 - £49,294 pa

## Contacts

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