

Unit 52, Harlow Trade Centre, Burnt Mill, Harlow,  
Essex CM20 2HU

# INDUSTRIAL UNIT **TO LET**

**ON A SUB-LET BASIS**

1,782 sq ft

165.51 sq m



- Manual concertina door
- Deep forecourt for loading
- Trade centre location
- Available on a temporary sub-let basis

**Coke Gearing**  
consulting

Chartered Surveyors

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# Unit 52, Harlow Trade Centre, Burnt Mill, Harlow, CM20 2HS



## Location

Burnt Mill Business Park is an established trade counter estate with established operators such as Howdens, Pirtek and ATS Euro master. The estate is located directly off Elizabeth Way and is approximately 4.5 miles north of the M11, connecting to the M25 at Junction 27 and Stansted Airport. Harlow Town station is 0.5 miles with connections into London Liverpool Street.

## Description

The property comprises an end of terrace industrial/trade counter unit of concrete frame construction with brick and block infill. The unit has a pitched roof with an eaves height of 4.4 m. The unit features a small kitchen area and WC.

Externally, there is a deep forecourt for loading and unloading and generous parking facilities. The rest of the unit provides clear storage/production space.

## Terms

The property is available on a temporary sub-let basis; please contact agent for further details.

## Accommodation

**Total: 1,782 sq ft**                      **165.51 sq m**

## Rent

TBD – please contact the agent.

## Business Rates

Current rateable value (1 April 2023 to present) is £19,500 per annum

**NOTE: Business Rates are payable to Harlow Council and are not included in the rent.**

## Legal Costs

Each party to pay their own legal fees in this transaction



## Viewings

For further information please contact:

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