

# TO LET TRADE COUNTER / INDUSTRIAL

**1,745 SQ FT**  
**(162 SQ M)**

## HARLOW TRADE CENTRE BURNT MILL, HARLOW CM20 2HU

- Established trade counter location
- Warehouse with office / reception area
- 4.4m min eaves height
- 3 phase power
- Vehicle and separate pedestrian access
- Ample car parking
- Excellent road and rail links

**Petchey**  
HOLDINGS



\* Indicative image



# HARLOW TRADE CENTRE

Harlow Trade Centre is located on an established trade counter estate situated immediately off Elizabeth Way. Burnt Mill has attracted several trade counter operators, including Auto Finesse, Pirtek, City Electrical Factors, JDC Paints, ATS Euromaster and Rexel.

The M11 is approximately 4.5 miles to the south which connects to the M25 interchange at Junctions 6/27. The A414 is within short distance of the property which provides access to Hertford / Hoddesdon via the A10. Stansted International Airport is 8 miles to the north east.

Harlow Town station, which is within easy walking distance, serves London Liverpool Street via Tottenham Hale (Victoria Line) within 40 minutes.



## DESCRIPTION

The property comprises a mid-terrace industrial/trade counter unit concrete frame construction with brick and block infill. The unit has a pitched roof with an eaves height of 4.4m and a ridge height of 6m. Externally, there is a deep forecourt for loading and unloading, and generous parking facilities.

The unit benefits from an office/reception area and staff welfare facilities and a small kitchen. The rest of the unit provides clear span storage / production space.



## VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact the landlord or local agent:

**Petchey**  
HOLDINGS

020 8252 8000

**Peter Ritchie**  
pritchie@petchey.co.uk  
020 8252 8000

**Derrick Wade Waters**

01279 620 200

**James Issako**  
ji@dww.co.uk  
01279 620 226

## LEASE TERMS

Please call now to discuss terms and conditions. Petchey are flexible landlords and have the ability to tailor a specific package to suit your business needs.

## SERVICE CHARGE

All leases are subject to a standard service charge to maintain and upkeep the common areas of the estate. Further details are available on request.

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