

UNIT 7 EAST PLACE,
EAST ROAD, HARLOW, CM20 2TG

AVAILABLE TO LET
EXTENDING TO 5,005 SQ ST



MODERN WAREHOUSE UNIT SUITABLE FOR A RANGE OF LOGISTICS, TRADE AND INDUSTRIAL USES





Links to J7 &
M11



17M Yard depth



Photovoltaic panels



37.5kN per sq m floor
loading



Eaves height of c.9.4m
rising to c.10.0m at the
ridge



Full height sectional
electric loading door

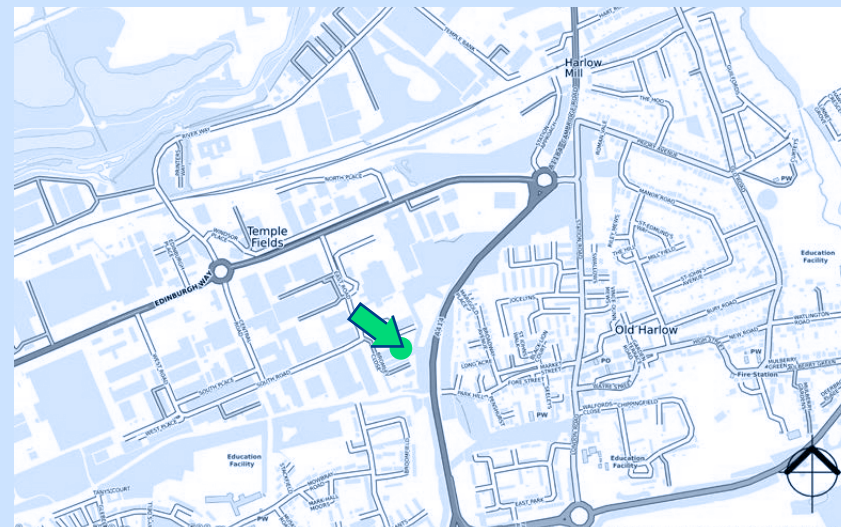


First floor fitted open
plan office space

LOCATION

East Place is located on East Road, directly off Edinburgh Way within Harlow's main out of town retail, trade counter and motor trade location, attracting a large number of national and specialist occupiers. East Place is situated immediately adjacent to a Tesco superstore. Harlow is a new town located in West Essex, 30 miles north of Central London. The main arterial route to the town is the A414 providing direct access to Junction 7 of the M11.

The M11 is approximately 4 miles from the development and intersects with Junction 27 of the M25, approximately 5 miles to the south. The M11 also provides access to Stansted International Airport, approximately 13 miles to the north and onwards to Cambridge. The A414 connects to the A10, A1 and M1 to the west, and to Chelmsford and the A12 to the east, providing access to the east coast ports of Harwick and Felixstowe.



DESCRIPTION

East Place is a modern development of 9 units set within Harlow's main industrial, out of town retail and trade area. The subject property comprises mid-terrace unit of steel portal frame construction with steel clad elevations under a pitched steel clad roof incorporating translucent roof lights. Internally the unit provides clear span warehouse/production space. There is a single WC at ground floor level and a first floor open plan office with further staff facilities. Externally there is a deep forecourt for loading and generous car parking provisions.

ACCOMMODATION

Name	Sq ft	Sq m
Ground	3,875	360
1st	1,130	104.98
Total	5,005	464.98

TERMS

Details on request.

EPC

B (26), expiring 14 July 2029

BUSINESS RATES

Rates upon enquiry.

CONTACTS

For further information please contact:

JOSH GARWOOD
jgarwood@sbyre.com
07943 176 189

JACK BOOTH
jbooth@sbyre.com
07739 751 830



Important Notice

SBY, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and SBY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and produced by: SALIENT January 2026