

# New units FOR SALE/TO LET

5,000 to 35,000 sq ft (465 to 3,251 sq m) approx

A new development of industrial/warehouse and trade units situated in a prime location in the Templefields industrial area in Harlow

[www.eastplaceharlow.co.uk](http://www.eastplaceharlow.co.uk)



East Place

Harlow



Images of other speculative developments carried out by Chancerygate

EAST ROAD | HARLOW | ESSEX | CM20 2TG

Chancerygate 



East Place is a new development set within Harlow's main industrial, out-of-town retail and trade area. Harlow is a thriving commercial centre circa 30 miles North of Central London within easy access to the M11 and M25. The town is home to over 2,800 businesses who benefit from the town's large workforce and excellent transport links.



Images of other speculative developments carried out by Chancerygate

## Accommodation \*Areas are approximate on a GEA basis

Unit	Ground Floor (sq ft)	First Floor (sq ft)	TOTAL* (sq ft)	Car Spaces
1	8,880	1,679	<b>10,559</b>	13
2	4,133	1,195	<b>5,328</b>	7
3	3,875	1,130	<b>5,005</b>	7
4	4,499	1,313	<b>5,812</b>	8
5	32,324	3,326	<b>35,650</b>	43
6	12,938	2,056	<b>14,994</b>	25
7	17,255	2,562	<b>19,817</b>	19
<b>Total</b>			<b>97,165</b>	<b>121</b>

### General specification

- 8.4-10m minimum clear height
- Concrete first floor for storage/office fit out
- Electric loading doors
- 37.5 kN floor loading
- Double glazed windows
- 15% roof lights
- Level loading doors

### Planning use

B1c, B2 and B8 uses

### Green credentials



Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 35% decrease in CO<sub>2</sub> emissions over 2010 Buildings Regulations and achieve a BREEAM rating of "Very Good". As a result occupation costs to the end user will be reduced.

The green initiatives will include:

- Photovoltaic panels
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking



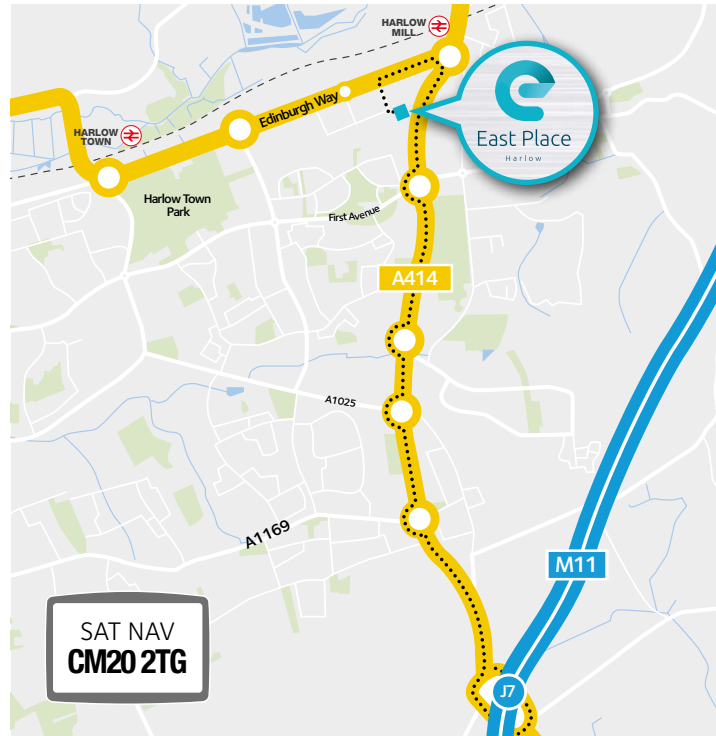
SAT NAV  
CM20 2TG

## Location

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 property 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 Coasts ports of Harwich and Felixstowe.

East Road is situated directly off Edinburgh Way, the main out-of-town retail, trade counter and motor trade location within the town, which has attracted a large number of national and specialist occupiers. East Place is situated immediately adjacent to a "Tesco Extra" superstore.



## Travel distances

### ROAD:

<b>M11</b>	4 miles/11 mins	<b>M1</b>	30 miles/45 mins
<b>M25</b>	9 miles/16 mins	<b>A10</b>	8 miles/15 mins

### TOWN:

<b>Central London</b>	30 miles/50 mins	<b>Cambridge</b>	43 miles/56 mins
<b>Enfield</b>	18 miles/35 mins	<b>Hoddesdon</b>	10 miles/20 mins

### AIRPORTS:

<b>Stansted</b>	17 miles/23 mins	<b>Luton</b>	30 miles/55 mins
<b>Heathrow</b>	56 miles/60 mins	<b>Gatwick</b>	64 miles/72 mins

### RAIL:

<b>Harlow Mill</b>	0.5 miles	<b>Harlow Town</b>	1.5 miles
Direct access to Central London (21 mins) Cambridge and Stansted			

## Terms

The Freehold of the units are available for sale. Leasehold options will be considered subject to covenant strength.

More information available through the joint selling agents:

**Derrick Wade  
Waters**

**01279 620200**

[www.dww.co.uk](http://www.dww.co.uk)

**Simon Beeton** 01279 620225  
scb@dww.co.uk

**James Issako** 01279 620226  
ji@dww.co.uk

**STRUTT  
& PARKER**

**Ben Wiley** 0207 318 5054  
ben.wiley@struttandparker.com

**Will Merrett** 0207 318 4773  
william.merrett@struttandparker.com

A development by:

**Chancerygate**

**George Dickens**

gdickens@chancerygate.com  
0207 657 1853

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. April 2017.

[www.eastplaceharlow.co.uk](http://www.eastplaceharlow.co.uk)