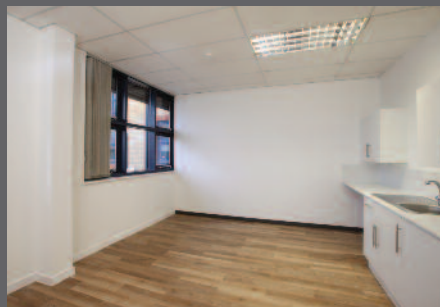


CAMBRIDGE HOUSE

www.CambridgeHouseHarlow.co.uk



CAMBRIDGE ROAD, HARLOW, ESSEX CM20 2EQ



TO LET

MODERN HEADQUARTERS BUILDING

1,953 - 4,006 sq ft

LOCATION

The property is prominently situated along Cambridge Road (A1184), the main road from Harlow to Bishop's Stortford via Sawbridgeworth and is adjacent to Harlow Mill Station, close to the roundabout with the A414. Harlow is approximately 25 miles north east of Central London and is accessed from junction 7 of the M11, 3.5 miles to the south of the property. Rail services from Harlow Mill Station are to London Liverpool Street in approximately 35 minutes via Tottenham Hale (Victoria Line Underground), and Stansted Airport and Cambridge to the north.

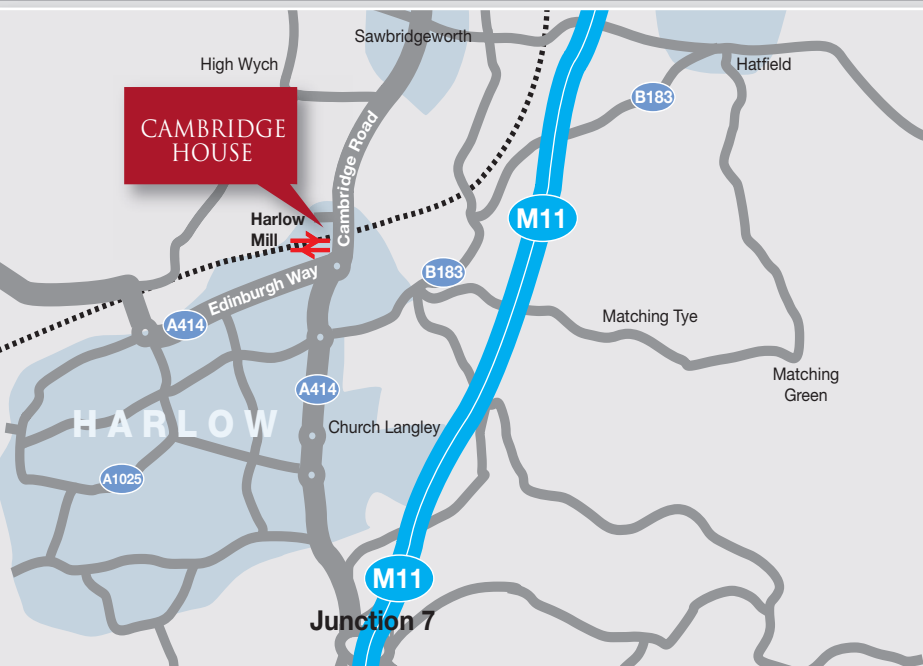
DESCRIPTION

Cambridge House is an attractive, modern 3-storey office building which provides predominantly open plan refurbished and comfort-cooled office accommodation.

AVAILABILITY

| | |
|------------------------|--------------------|
| Ground Floor: | LET |
| First Floor Suite 1: | 2,053 sq ft |
| Second Floor: Suite 5: | 1,953 sq ft |

TOTAL: 4,006 sq ft



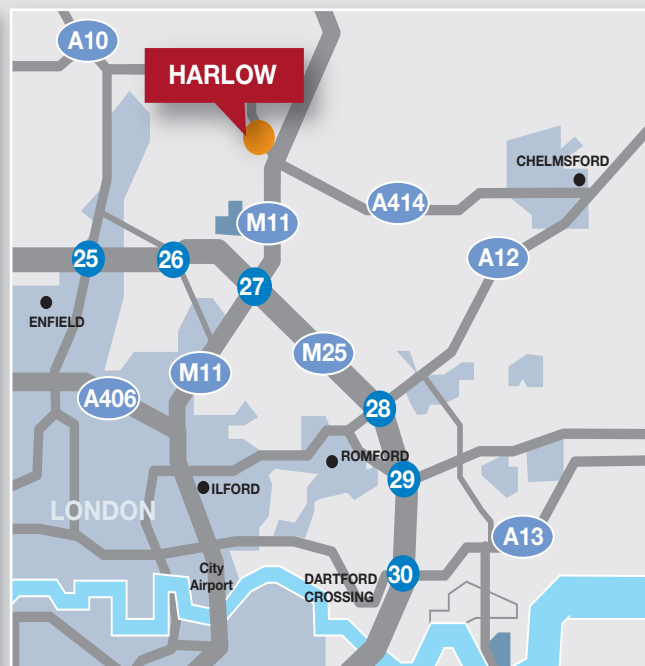
FEATURES

- Highly visible location within walking distance of Harlow Mill Station
- Refurbished office accommodation with new carpets and newly redecorated kitchen
- Comfort cooling with ceiling mounted cassettes
- Passenger lift
- Raised floors and floor boxes
- Video entry phone system
- On-site car parking (approx. 1 space per 300 sq ft)

ENERGY PERFORMANCE ASSET RATING:

The Property has a current EPC with an asset rating of 75 (Band C).

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TERMS

New leases are available for a term to be agreed. Rent and other outgoings are available upon application.

CONTACT

Strictly by appointment via sole agents

SBH Page & Read, for themselves and for the owners of this property whose agents they are, give notice that these particulars provide a general guide to the development which is offered subject to contract and availability. These particulars do not constitute an offer or contract or any part of an offer or contract. We (and anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor, lessor or assignor). An intending purchaser, lessee or assignee must by inspection or otherwise satisfy himself as to the correctness of the statements contained in these particulars. All negotiations must be conducted through the sole agents, SBH Page & Read Under the Finance Act 1989, VAT may be applicable at the standard rate.



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