

HARLOW - 32 BROADWALK CM20 1JD

PRIME CLASS E UNIT TO LET

JACKSON
CRISS



LOCATION

The premises adjoin McDonald's with the 41,000 sq ft Primark one door removed, whilst close to Starbucks, Costa, Vodafone, Savers, O2, Lloyds Bank, New Look, Card Factory and Boots.

Primark - 2 trading floors - has dual frontage to the Harvey Centre and Broadwalk so there is excellent linkage into the Harvey Centre via Harvey Centre approach and through Primark.

Servicing is from the deck to the Harvey Centre via a good lift linking the rear ground floor to the deck.

Under the E Use Class, the property may be used as a shop, financial/professional office, cafe, restaurant, healthcare, nursery or gym without the need for planning permission.



NEW LOOK



PRIMARK®



LLOYDS BANK



Money Laundering Regulations

Under new Anti Money Laundering legislations, Jackson Criss are obliged to verify the identity of proposed purchasers/tenants once a sale/letting has been agreed. An AML form will need to be completed by proposed purchasers/tenants once Heads of Terms have been agreed.

LEASE

New full repairing and insuring lease for a term of 15 years is available.

RENT

£85,000 pa exclusive with 5 yearly upward only rent reviews.

FLOOR AREAS SQ FT/SQ M

GF Sales	7,437 / 690.92
GF Anc	1,894 / 175.96
FF Anc	2,600 / 241.55

EPC

C(69)

RATEABLE VALUE

£82,500 (2026 assessment)

SUBJECT TO CONTRACT

SUBJECT TO VACANT POSSESSION



HARLOW:

32 BROADWALK

CM20 1JD

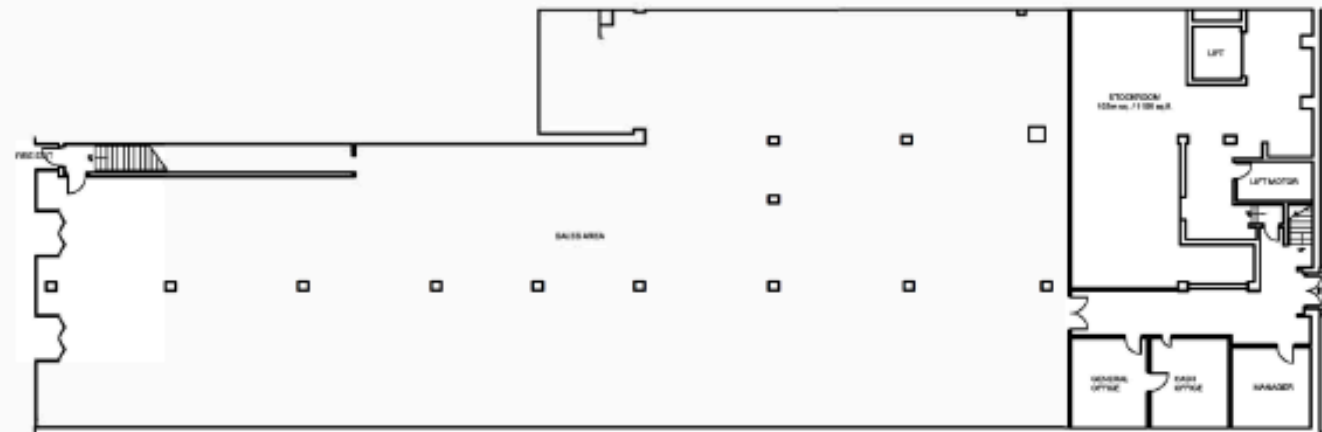
FLOOR PLANS



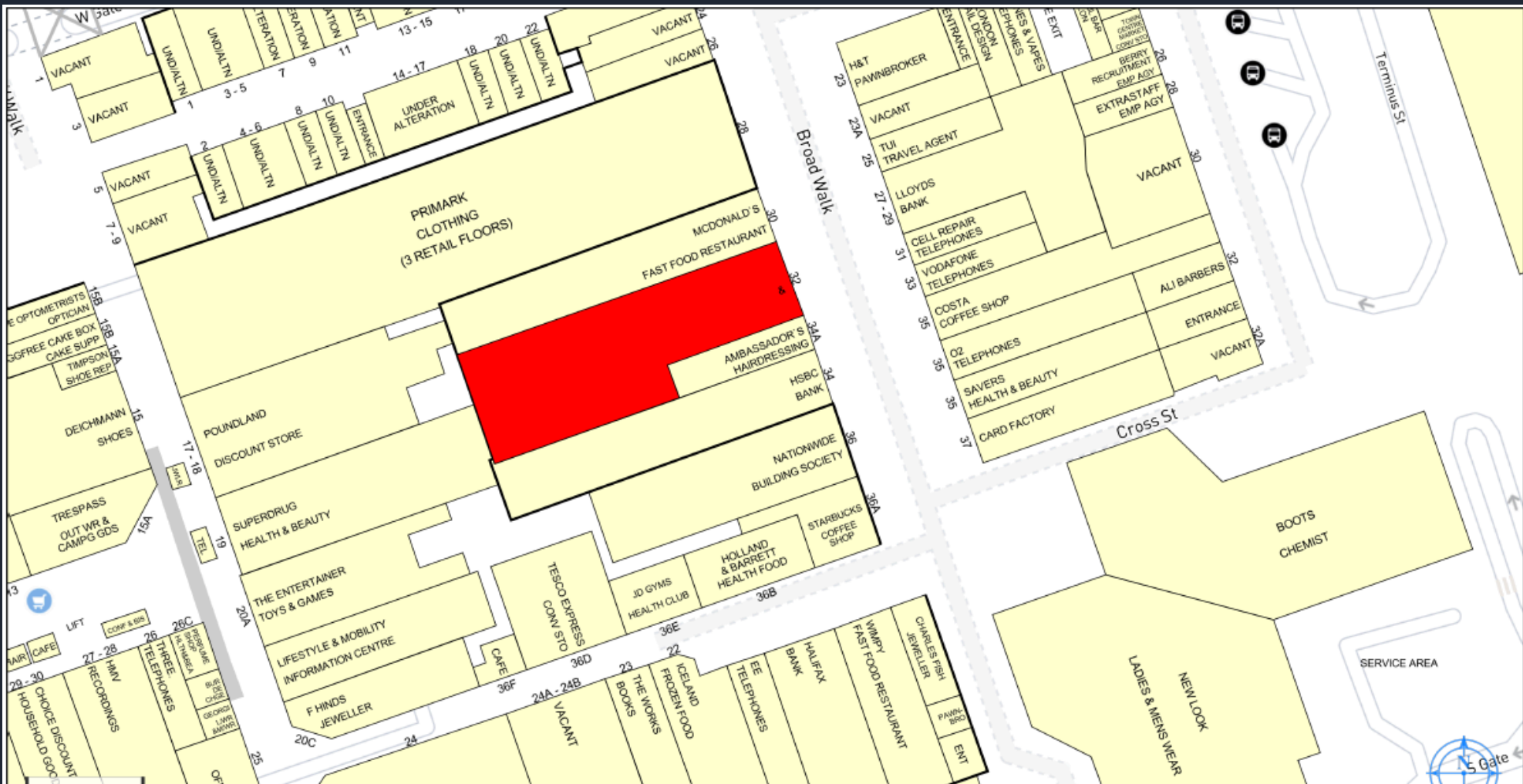
AS EXISTING SECOND FLOOR GENERAL ARRANGEMENT
SCALE 1:100



AS EXISTING FIRST FLOOR GENERAL ARRANGEMENT
SCALE 1:100



AS EXISTING GROUND FLOOR GENERAL ARRANGEMENT
SCALE 1:100



Copyright and confidentiality © 2025 Experian. All rights reserved.
© Crown Copyright and database rights 2025 AC0000807366

Experian Goad Plan Created: 14/05/2026

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com

VIEWING

For further information/floor plans, contact:

David Scott
07798 823 376
davids@jacksoncriss.co.uk

JACKSON CRISS

4th Floor, 32 Brook Street
London
W1k 5DL