



GILMARTIN LEY

Warehouse / Trade Counter For Sale - Harlow CM19

Freehold with vacant possession

**Unit 7 Ash Industrial Estate
Flex Meadow,**

HARLOW, CM19 5TJ



Price

Offers in excess of £650,000 subject to contract



Property Description

The property comprises a mid-terrace steel portal framed industrial warehouse arranged over ground and mezzanine levels, with a gross internal area of 464.7 sq.m (5,003 sq.ft).

The ground floor space provides predominantly warehousing accommodation, along with reception/showroom, office room, kitchen/breakout area and male & female WCs.

Loading to the unit is via a single electronically operated roller shutter door.

The first / mezzanine floor comprises a large office room and mezzanine storage.

The forecourt provides for circa 8 car parking spaces and access for loading.

Key considerations:

- > Highly desirable and strategic location
- > Gross Internal Area: 464.7 sq.m (5,003 sq.ft)
- > Generous forecourt yard
- > Eaves Height: 4.96m, Apex: 5.93m
- > Excellent transport communications:
- > Junction 7 A414 / M11 Intersection: 3.2 miles (5 km) to the east
- > Junction 27 M25 / M11 Intersection: 6.2 miles (10 km) to the south
- > A414 / A10 Intersection: 4.0 miles (6.5 km) to the west
- > Harlow Town Rail Station: 1.8 miles (3 km) to the north east



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Accommodation

Gross Internal Area: 465 sq.m. (5,001 sq.ft.)

Unit	Area sq.m.	Area sq.ft.	Description and comments
Ground Floor	279.01	3,003	Warehouse, reception/showroom, office room, kitchen/breakout area and male & female WCs
First Floor	185.77	1,999	Office and mezzanine storage

Property Location

The property is located on Ash Industrial Estate, within the well-established industrial area of The Pinnacles, approximately 150m from the intersections of Flex Meadow, Elizabeth Way and Third Avenue.

Harlow town centre is approximately 1.0 mile (1.75 km) to the east of the property.

The property has excellent road transport connections, with easy access to the A1025 and A1169, which both link to the A414 and the M11 Motorway (Junction 7), approximately 3.2 miles (5 km) south-east of the property. The A414 also provides direct access to the A10, approximately 4.0 miles (6.5 km) and to the A1, approximately 12.4 miles (20 km) to the north-west of the property.

2023 Rateable Value £27500.00

Estimated Rates Payable £13200 per annum

Terms Freehold for sale with vacant possession.

The property is elected for VAT.

Legal Fees: Each party is to bear its own legal fees

Local Authority: Harlow District Council

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <https://www.gilmartinley.co.uk/properties/31370>
Offer Requirements Document

Last Updated: 20 May 2025

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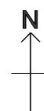
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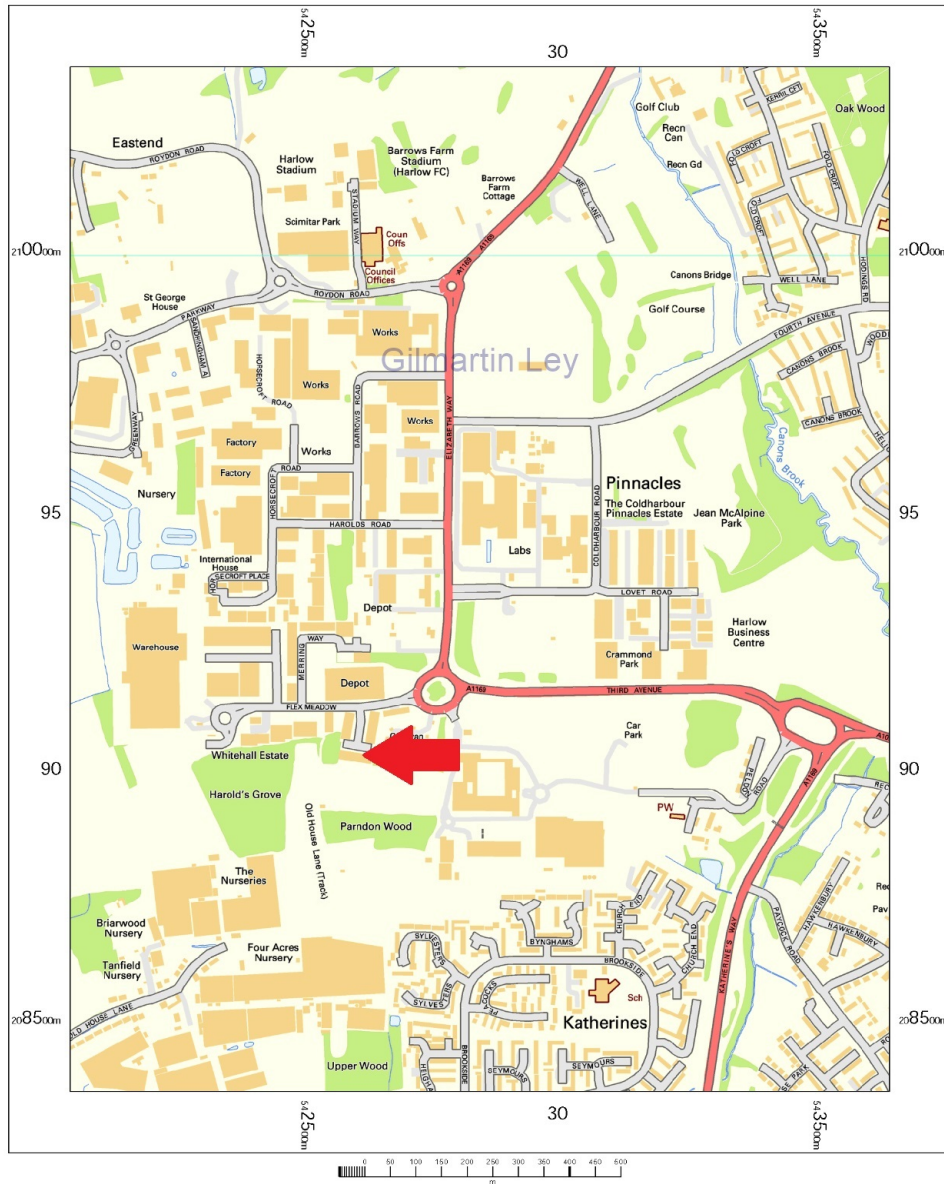
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OS Streetview
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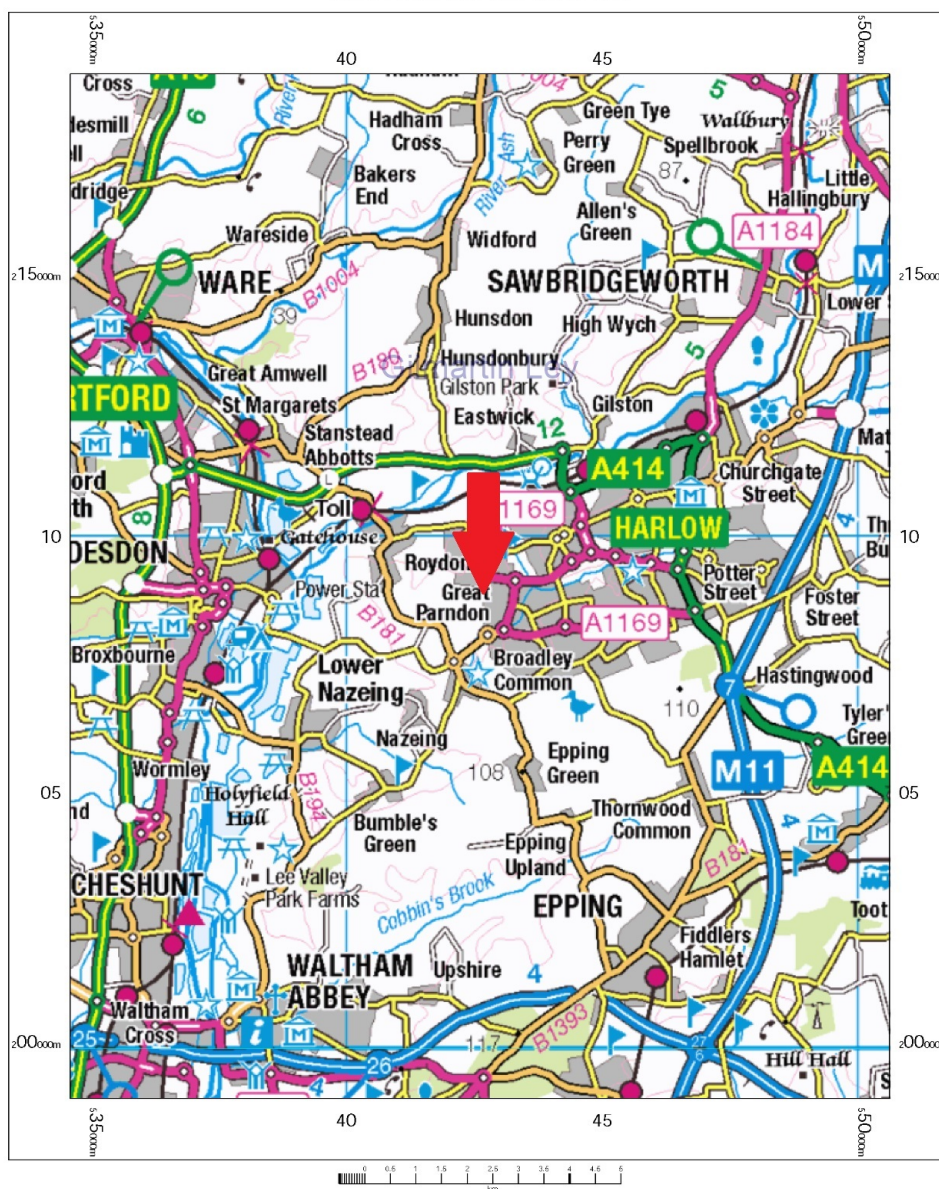
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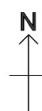
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