NEW UNITS TO LET

4,133 to 29,041 sq ft (383 to 2,698 sq m)

A new development of industrial/warehouse and trade units prominently located within the Templefields industrial area, Harlow

www.eastplaceharlow.co.uk

East Place
Harlow

EAST ROAD | HARLOW | ESSEX | CM20 2TG

Chancerygate

Computer Generated Image

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 with easy access to the M11 and M25. The town is home to over 2,800 businesses who benefit from a large workforce and excellent transport links.

Accommodation *Areas are approximate on a GEA basis

Unit	Ground Floor (sq ft)	First Floor (sq ft)	TOTAL* (sq ft)	Car Spaces
1 **LET**	8,880	1,679	**10,559**	12
2	4,133		**4,133**	7
3 **LET**	3,875		**3,875**	7
4	4,499		**4,499**	8
5	6,975	2,024	**8,999**	11
6	5,038	1,464	**6,502**	8
7	3,875	1,130	**5,005**	7
8	6,545	1,991	**8,536**	11

TP LET 10,799 sq ft on 1.4 acres

General specification

- 8.4m minimum clear height
- First floor fitted office space (units 5/6/7/8)
- Full height electric loading doors
- 37.5kN per sq m floor loading
- 15% warehouse roof lights
- Ability to combine units

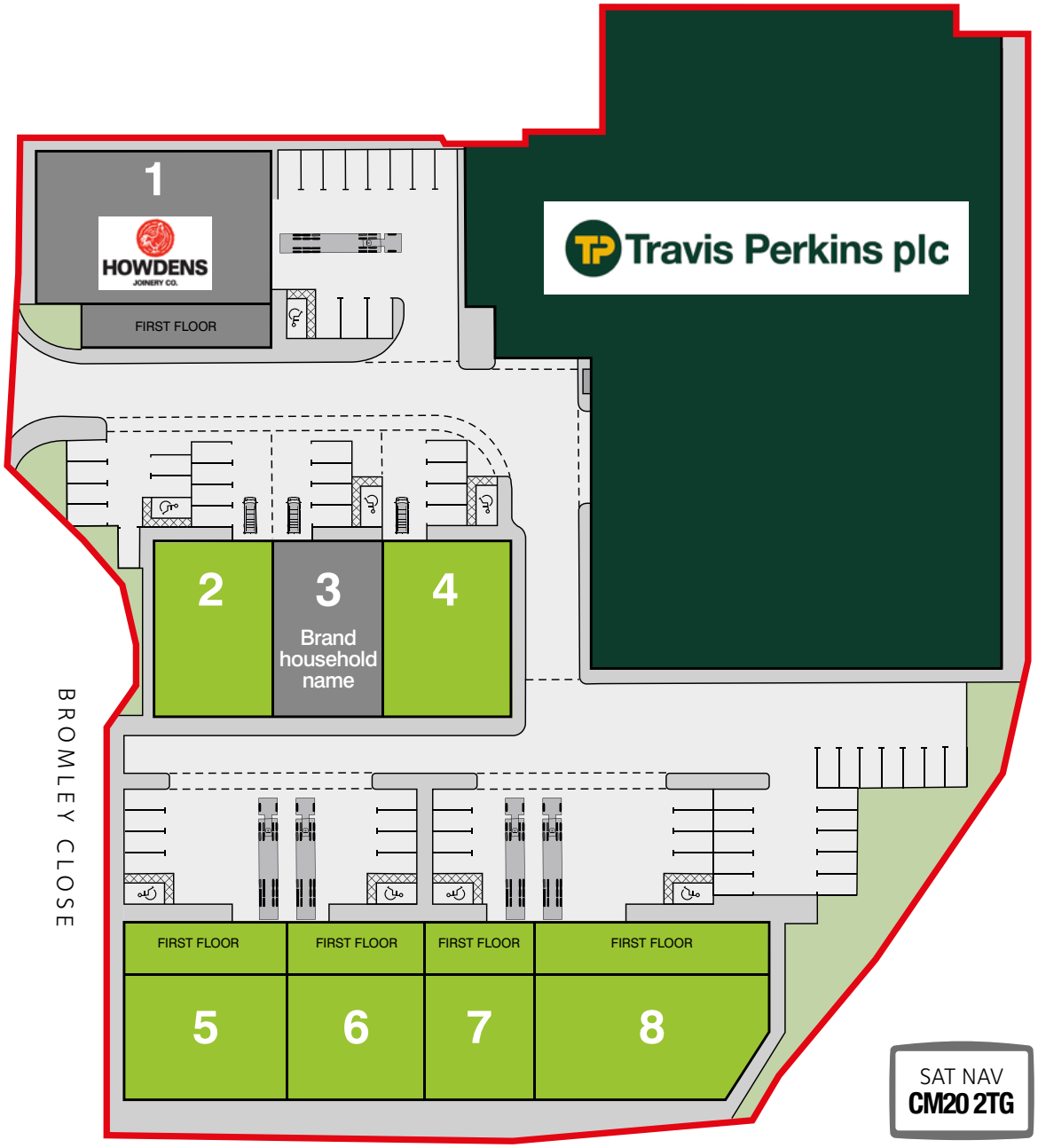
Planning use

B1C and B8

Green credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 35% decrease in CO2 emissions over 2010 Buildings Regulations. 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



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 Harwich and Felixstowe.

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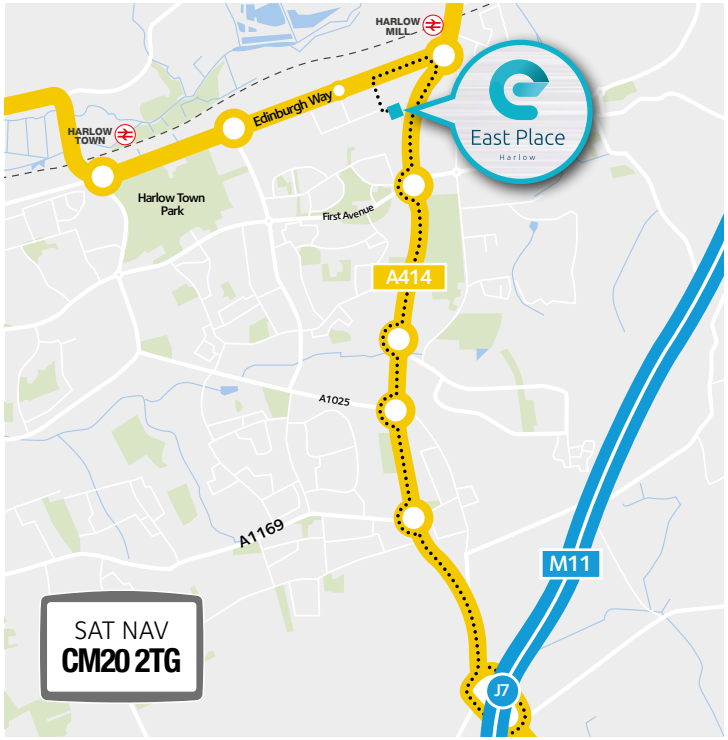

Travel distances

ROAD:

M11	4 miles/11 mins	**M1**	30 miles/45 mins
M25	9 miles/16 mins	**A10**	8 miles/15 mins

TOWN:

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

AIRPORTS:

Stansted	13 miles/23 mins	**Luton**	30 miles/55 mins
Heathrow	56 miles/60 mins	**Gatwick**	64 miles/72 mins

RAIL:

Harlow Mill	0.5 miles	**Harlow Town**	1.5 miles

Direct access to Central London (21 mins) Cambridge and Stansted

Terms

The units are available to let subject to covenant strength.

More information available through the joint selling agents:

Derrick Wade Waters
01279 620200
www.dww.co.uk

Simon Beeton 01279 620225
scb@dww.co.uk

James Issako 01279 620226
ji@dww.co.uk

BNP PARIBAS REAL ESTATE
020 7629 7282
realestate.bnpparibas.co.uk

Ben Wiley 020 7318 5054
ben.wiley@realestate.bnpparibas

Will Merrett 020 7318 4773
william.merrett@realestate.bnpparibas

A development by:

Chancerygate

George Dickens 020 7657 1853
gdickens@chancerygate.com

Victoria Mann 020 3582 8070
vmann@chancerygate.com

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. May 2018.