

# CARTEL BUSINESS CENTRE

CM20 2TT

///PARTS.TESTS.RESULT



TO BE  
REFURBISHED



Located near  
the M11 (J7/7a)



24/7 access



Minimum internal  
height of 6m

OFFERED AS SINGLE OR COMBINED UNITS - AVAILABLE NOW

UNIT A TO LET: **68,234 SQ FT (6,339.1 SQ M)**

UNIT B TO LET: **6,649 SQ FT (617.7 SQ M)**





# Changing spaces in Harlow

Cartel Business Centre is situated on the A414 Edinburgh Way within Temple Fields industrial area, on the outskirts of Harlow town centre. This prime location provides occupiers quick access to the national motorway network with junction 7a of the M11 just an 8 minute drive away, leading to junction 27 of the M25.

The available space, which will soon undergo a refurbishment, is ideal for industrial / logistics use and trade counter operators, with units featuring full height loading doors and two-storey office space. Internally, the well-lit warehouse has a clear eaves height of 6m whilst the offices provide open plan accommodation on each floor.

Other local occupiers include Innova Art and Dyno Rod Plumbing & Drains.



## TRAVEL DISTANCES



### MAJOR ROADS

M11 J7A	3.8 miles
M25 J27	9 miles
A1 J4 17	17 miles
A12 J17	23 miles



### CITIES/MAJOR TOWNS

Chelmsford	20 miles
Luton	30 miles
London	31 miles
Cambridge	35 miles
Watford	38 miles
Colchester	44 miles
Ipswich	60 miles



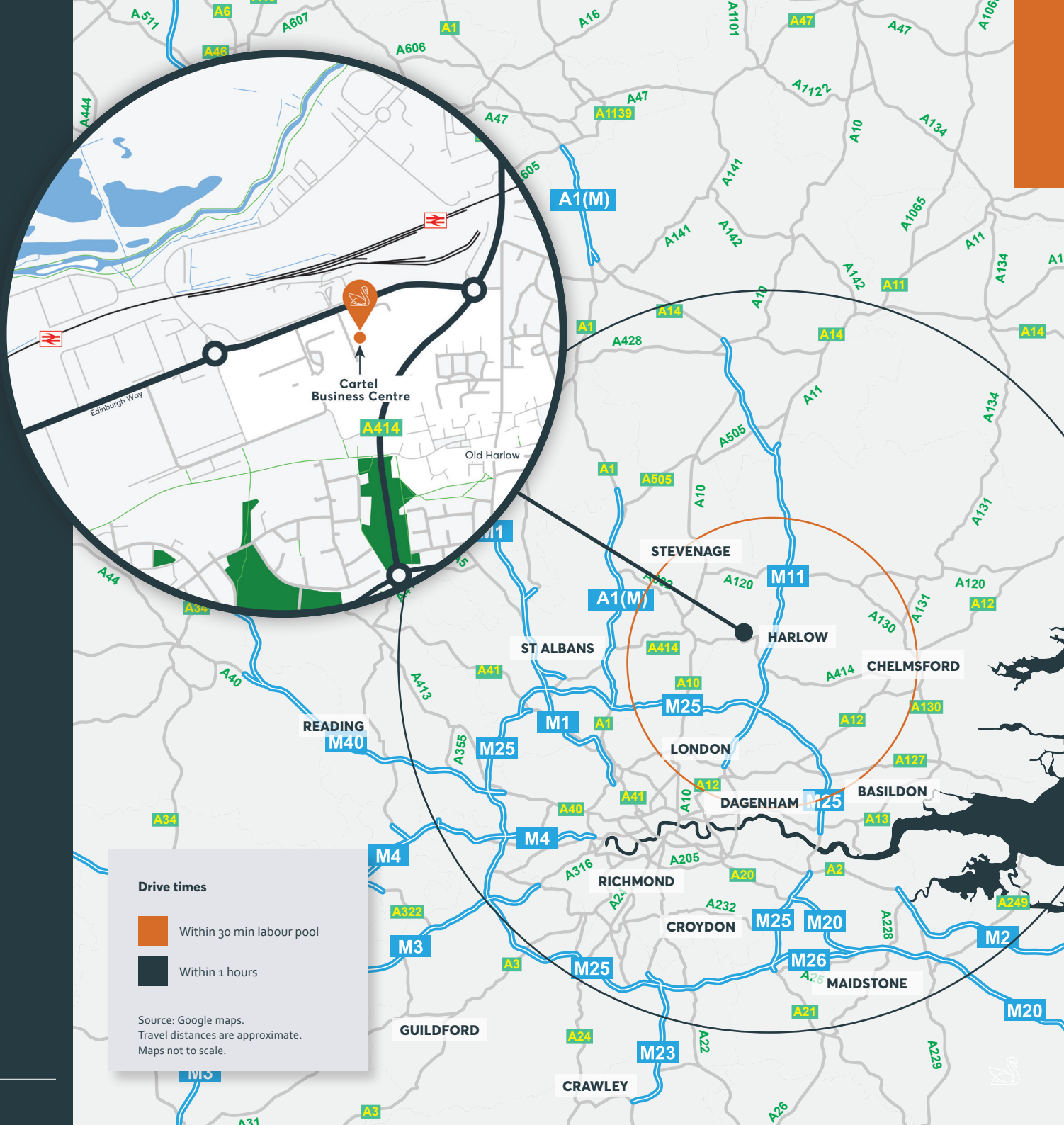
### AIRPORTS & TRAIN STATIONS

Harlow Mill train station	1 mile
Harlow Town train station	1.8 miles
London Stansted airport	12 miles
London Luton airport	30 miles
London Heathrow airport	54 miles



### RAIL FREIGHT TERMINALS

Purfleet Docks	27 miles
Port of Tilbury	32 miles
London Gateway	35 miles
Port of Harwich	63 miles









# Schedule of accommodation



Units to undergo refurbishment



Minimum internal eaves height of 6m



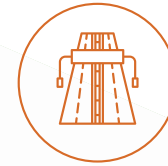
100 car parking spaces across both units



Planning consent for B1c/B2/B8 uses



24/7 access



M25 London Orbital Motorway (J27) 9 miles



Targeting EPC B



Air conditioned office space

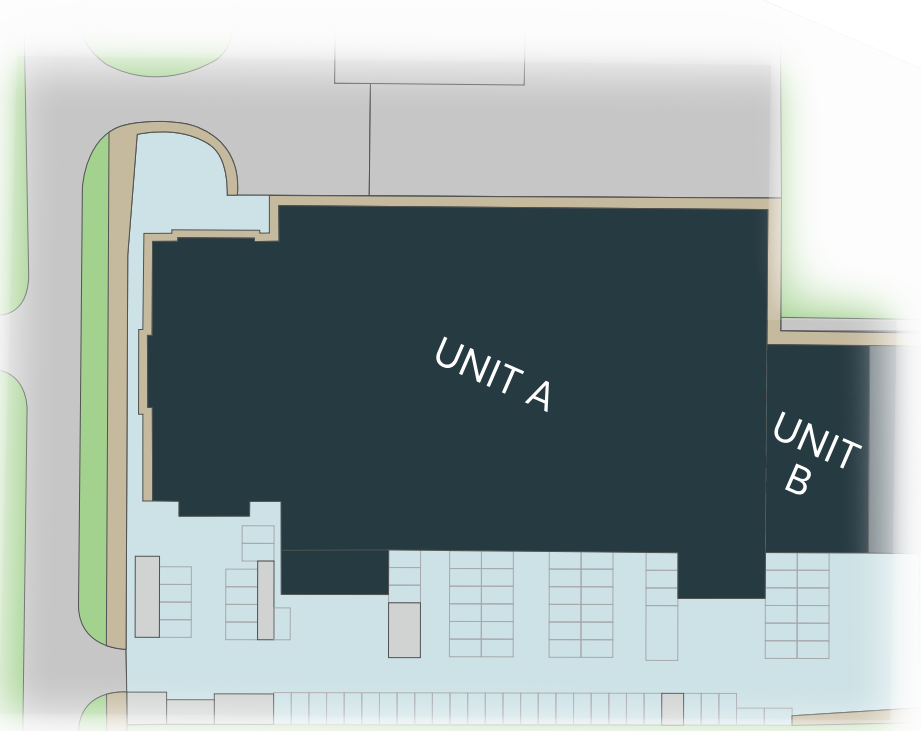
## UNITS CAN BE OFFERED COMBINED OR AS SINGLE UNITS

	UNIT A	UNIT B
GROUND FLOOR WAREHOUSE	59,108 SQ FT (5,491.3 SQ M)	5,891 SQ FT (547.3 SQ M)
FIRST FLOOR INC. OFFICES	9,126 SQ FT (847.8 SQ M)	758 SQ FT (70.4 SQ M)
LEVEL ACCESS LOADING DOORS	4	1
<b>TOTAL</b>	<b>68,234 SQ FT (6,339.1 SQ M)</b>	<b>6,649 SQ FT (617.7 SQ M)</b>

\*All floor areas are approximate gross internal areas.

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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. May 2023. TBDW 04441-01.