



**STRETTONS**

EST. 1931



# TO LET

**Unit 43 & Unit 44 - 45  
Burnt Mill Industrial  
Estate, Elizabeth Way,**

**Harlow, CM20 2HU**

**1,626 – 5,119 sq ft**

---

**2 x Industrial Warehouse Units To Let  
(Available individually or as a whole).**

---



**Industrial To Let**

[strettons.co.uk](http://strettons.co.uk)



## Description

Situated on an established trade counter estate, the property comprises 2 adjoining and interconnected portal frame mid-terrace warehouse units. The units benefit from good eaves height, painted concrete floors, profile clad elevations and roller shutter doors. They also benefit from good natural light and loading / parking provision. Occupiers on the estate include: Wolseley, Rexel, Pirtek, CEF, Howdens Joinery and ATS Euromaster.

- Eaves Height – 4.4m rising to 6m.
- Loading Doors
- WCs and Kitchens
- Mezzanine floors

## Location

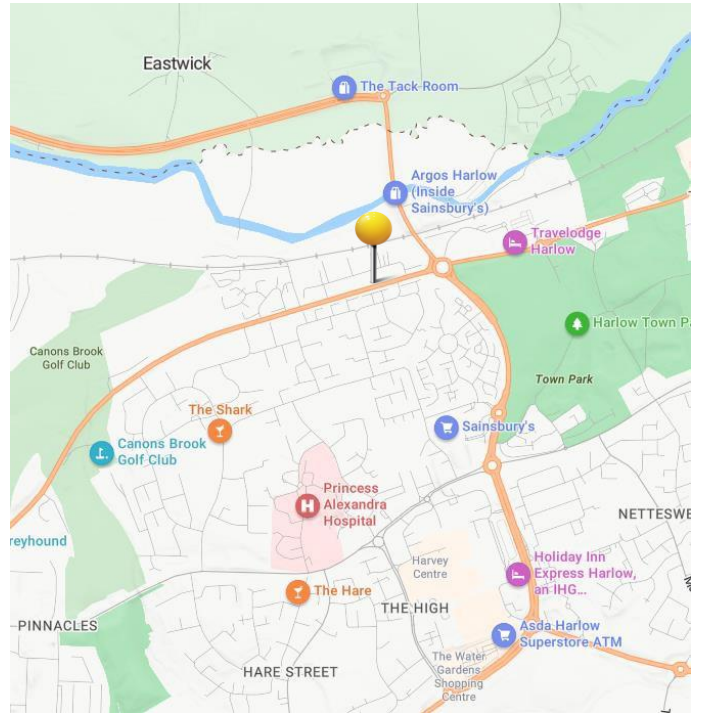
Burnt Mill Industrial Estate is located at the eastern end of Elizabeth Way, close to the town centre of Harlow. Harlow benefits from good road connections including the A414 and M11, providing access to Stansted Airport approx. 8 miles to the north and the M25 (9 miles) and Central London (25 miles) to the south. Harlow Town train station is within walking distance of the property with connections in London Liverpool Street.

## Accommodation

Unit 43	Sq ft	Sq m
Ground Floor	1,626	151.06
Mezzanine	708	66
Unit 44-45	Sq ft	Sq m
Ground Floor	3,493	324.51
Mezzanine	1,677	156



Further Information [View on Website](#)



## Terms

The units are available as a whole or individually by way of assignment or sub lease of the existing leases expiring on 9th February 2027.

**Rateable Value** £40,600

**EPC** U43 - 95 D  
U45 - 78 D

**VAT** Applicable

**Service Charge** Approx £0.80 sq ft

**Rent** Unit 43 - £27,650 pa  
Unit 44-45 - £48,905 pa

## Contacts

Harry Robins  
07866 075 899  
[harry.robins@strettons.co.uk](mailto:harry.robins@strettons.co.uk)

Ross Di-iorio  
07803 850 225  
[ross@strettons.co.uk](mailto:ross@strettons.co.uk)



Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.