

Suite 5, Second Floor, Cambridge House, Cambridge  
Road, Harlow, Essex CM20 2EQ

# OFFICE SUITE **TO LET**

1,953 sq ft



- Modern, high-quality specification offices
- Adjacent to Harlow Mill Station
- Good access to M11 Junction 7
- On-site parking

**Coke Gearing**  
consulting  
Chartered Surveyors

[www.cokegearing.co.uk](http://www.cokegearing.co.uk)

# SECOND FLOOR SUITE 5 TO LET



## Location

The property is prominently situated along the Cambridge Road (A1184), the main road from Harlow to Bishop's Stortford via Sawbridgeworth, and is adjacent to Harlow Mill Station close to the roundabout with the A414. Harlow is approximately 25 miles north east of central London and is accessed from M11 Junction 7, 3.5 miles to the south of the property.

Rail services from Harlow Mill station are to London Liverpool Street in approximately 35 minutes and, to the north, to Stansted Airport and Cambridge.

## Description

Cambridge House is an attractive, modern, three-storey multi-occupied office building which provides predominantly open plan refurbished office space, and which benefits from:

- A passenger lift and wide central staircase
- Comfort cooling & gas fired central heating
- Raised floors and suspended ceilings
- Video entry phone system
- Car parking on site
- WC facilities on each floor
- Separate kitchenette which occupiers of the office suite have sole access to
- Easy access to the train station
- Good mix of occupiers in the building
- Fair and reasonable service charge

## Rent

£33,500 per annum

The property is available immediately subject to a fully repairing and insuring lease (via the service charge) on terms to be agreed.

## Accommodation

Suite 5 (approximate only):

**Total 181.44 sq m / 1,953 sq ft**

## Business Rates

Suite 5 is listed in the 1 April 2023 Rating List as having a Rateable Value of £25,250.

All interested parties should confirm this with the local authority, Harlow Council, or the Valuation Office Agency.

## Service Charge

Please contact the Agent for full breakdown and annual variations.

## EPC

The property has a current EPC assessment rating of 75 (Band C).

## Viewings via Sole Agents, Coke Gearing Consulting

For further information please contact:

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