



UNIT 5

AVAILABLE TO LET | WAREHOUSE / INDUSTRIAL UNIT
11,933 SQ FT (1,108 SQ M)

Spire Green
Centre
Unit 5
Harlow
CM19 5TR





Spire Green Centre, Unit 5, Pinnacles West, Harlow, CM19 5TR

SPECIFICATION



Height Up To
8.5m Eaves



1 Level
Access Door



EPC
Rating B46



24 / 7
Security



15 Car Parking
Spaces



LED Warehouse
Lighting



Undercroft &
First Floor Offices



Established Harlow
Warehouse Estate





DESCRIPTION

The property comprises an end of terrace unit of steel portal frame construction with part-brick and part-clad elevations. To the front and left-hand side elevation there is a glazed pedestrian entrance into a reception area, ground floor office, WCs plus a staircase up to first floor offices. The area beneath parts of the first floor offices benefit from a large undercroft.

The warehouse is accessed through a pedestrian door from the ground floor offices and vehicular access is via the roller shutter door to the front right elevation. The warehouse area is in generally good order, the floor being level and sealed. There is also the benefit of 24/7 security on site.

The unit has been recently refurbished, the spec is available upon request.

ACCOMMODATION

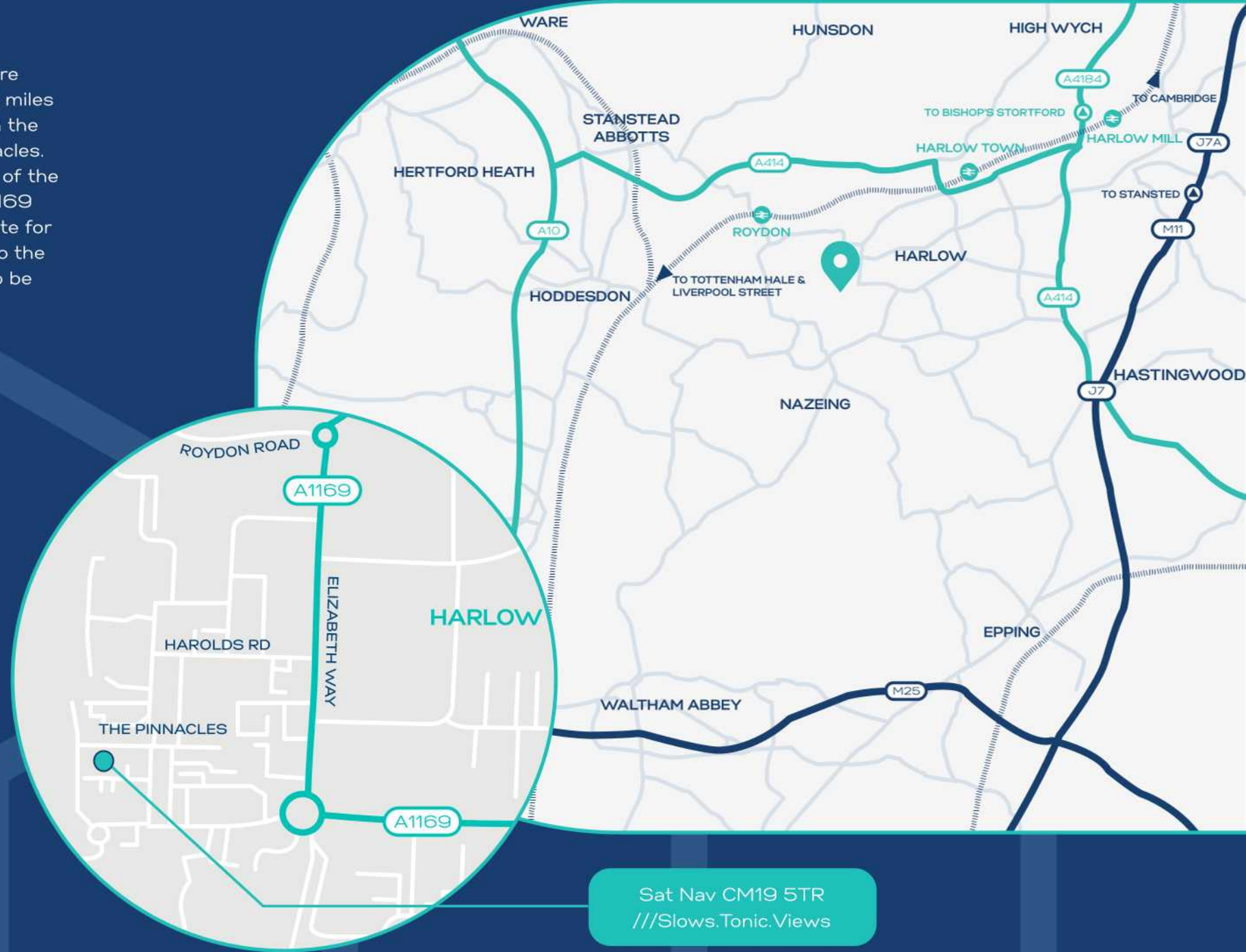
The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we estimate the area to be 11,933 sq ft (1,108 sq m).





LOCATION

The unit is located in the Spire Green Centre from Flex Meadow Road approximately 1.2 miles to the west of Harlow's town centre within the established industrial location of The Pinnacles. The property is accessed from Junction 7 of the M11 via the A414 (Edinburgh Way) and A1169 (Elizabeth Way), the prime distribution route for Harlow. The A414 provides direct access to the A10 and A1. Alternatively, the unit can also be accessed via the new M11 Junction 7A.



Located approximately 5 miles west of the new M11 Junction 7A.

Sat Nav CM19 5TR
///Slows.Tonic.Views

UNIT 5

LEASE TERMS

The property is available on a new fully repairing and insuring lease on terms to be agreed.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority.

SERVICE CHARGE

The estate runs a service charge which is available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All prices quoted are exclusive of VAT.

EPC

The property has an EPC rating of B46

GET IN TOUCH

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SPIIRE GREEN CENTRE

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