



UNIT 5

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

Spire Green
Centre
Unit 5
Flex Meadow
Harlow
CM19 5TR





SPECIFICATION



Apex Height
Of 8.5m



1 Level
Access Door



69kVa Three Phase
Electrical Supply



EPC
Rating B46



24 / 7
Security



Potential To Upgrade
Power With New
200A DB



13 Car Parking
Spaces



New LED
Lighting



New Roof And
Gutterline System With
25 Year Guarantee



Undercroft &
First Floor Offices



Capable Of
Secure Yard



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 GEA

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) gross external area.





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.

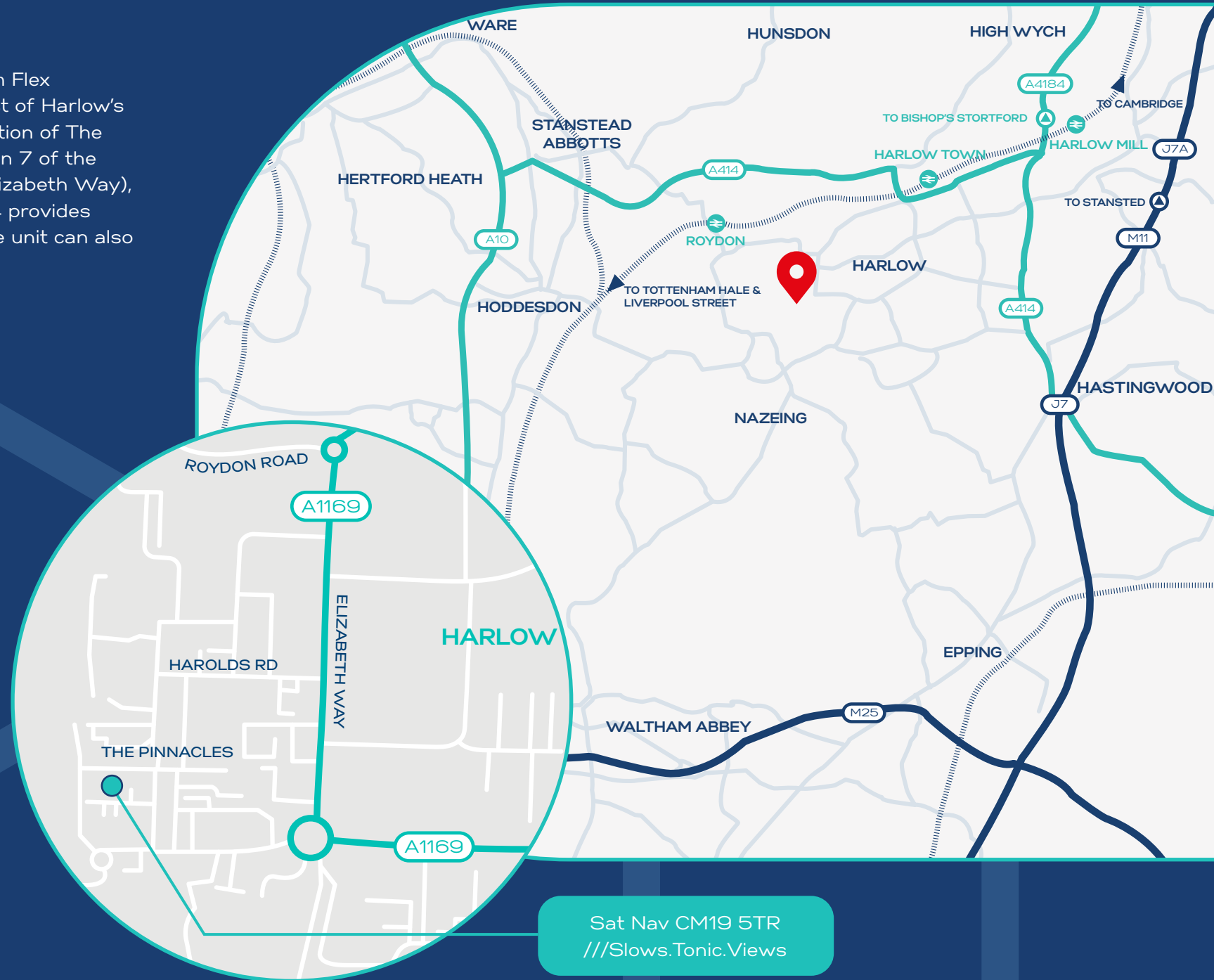
DRIVE TIMES

	mins	miles
Harlow Town Station	5	2.2
M11 J7A	13	5.3
Hailey Interchange A10/A414	15	5.5
Waltham Cross	19	9
London Stansted Airport	25	15
Central London	55	29

TRAIN TIMES FROM HARLOW TOWN

	mins
Bishop's Stortford	13
Waltham Cross	14
Tottenham Hale	18
Newport	25
Stratford	35
Cambridge	39

Source: Google Maps



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



A10/A1

A414

Harlow Town Station

A414

M11/Chelmsford

Sainsbury's

Holiday Inn

BLAKLEY ELECTRICS

WRIGHT'S

Poundland

HGS

Bidfood

GXO

charles river

Baker Ross[®]
inspiring Creativity

amazon

brakes

Spire Green Centre

Wincanton

UNIT 5



LEASE TERMS

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

BUSINESS RATES

We are advised upon a rateable value of £80,000 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk.

VAT

All prices quoted are exclusive of VAT.

LEGAL COSTS

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

SERVICE CHARGE

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

EPC

The property has an EPC rating of B46

GET IN TOUCH

Coke Gearing
consulting

Chartered Surveyors

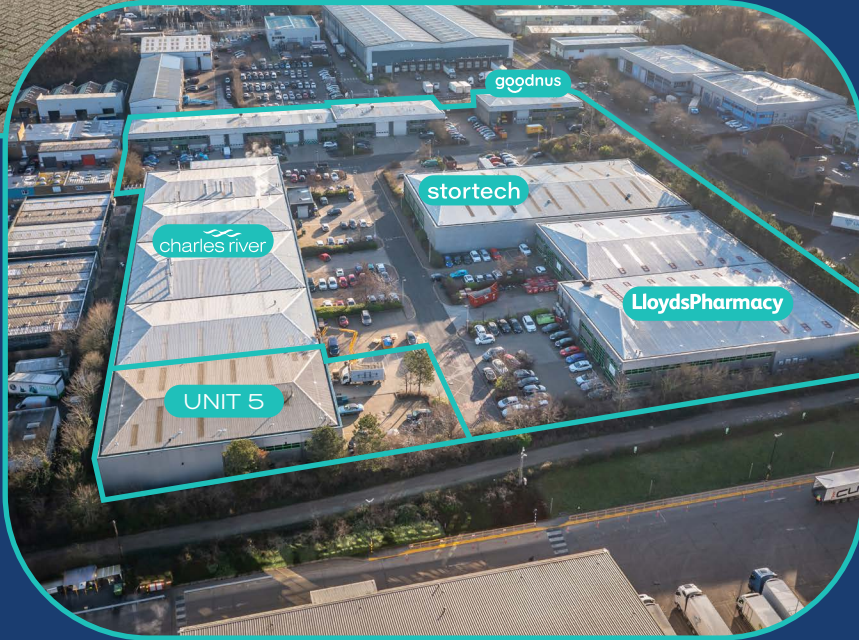
Toby Pemberton
toby@cokegearing.co.uk
07949 530 597

Paul Fitch
paul@cokegearing.co.uk
07771 607 585

paulwallace
commercial

Aaran Forbes
aaran@pwco.biz
07802 354 754

Tracey Gidley
tracey@pwco.biz
01992 440 744



SPIRE GREEN CENTRE

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