



INDURENT

BUSINESS ESTATE HARLOW

CM20 2TT
///WIDE.EASY.MINUTE

REFURBISHED WAREHOUSE UNIT

UNIT A: 52,065 SQ FT (4,837 SQ M)

Available Q4 2025



Located near the
M11 (J7/7a).



Secure yard.



Warehousing that Works.

High performance space for your business.

Indurent Business Estate Harlow 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.

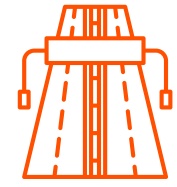
The available space is ideal for industrial / logistics use and trade counter operators, the unit features full height loading doors and office accommodation.

Internally, the modern refurbished warehouse will provide a clear eaves of 6m whilst the offices provide open plan air conditioned accommodation.



Warehousing that Works.

You're well-connected.



MAJOR ROADS

M11 J7A	3.8 miles
M25 J27	9 miles
A1 J4	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

London Stansted	12 miles
London Luton	30 miles
London Heathrow	54 miles

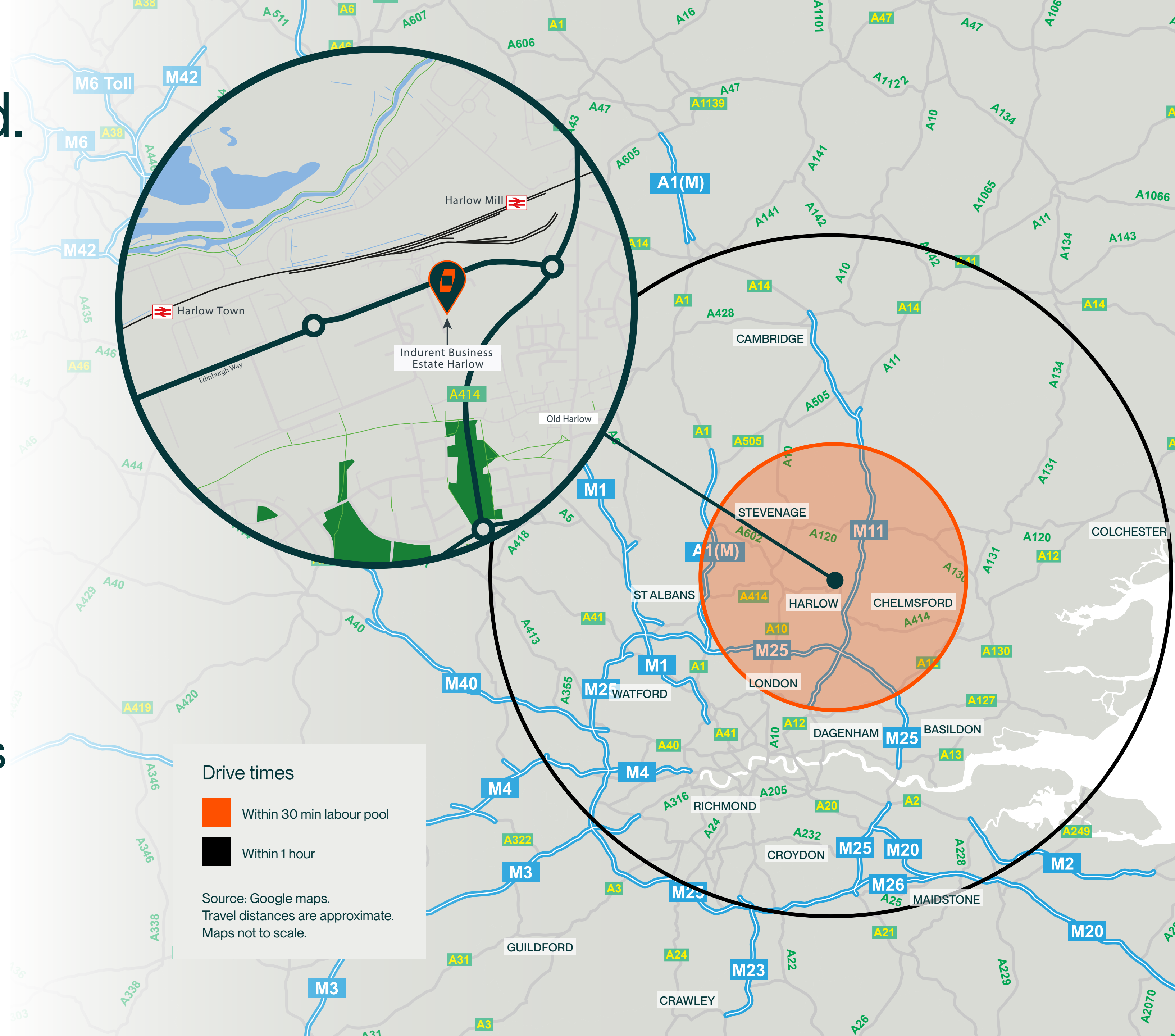


FREIGHT TERMINALS/PORTS

Purfleet Docks	27 miles
Port of Tilbury	32 miles
London Gateway	35 miles
Port of Harwich	63 miles
Port of Felixstowe	70 miles



Warehousing that Works.



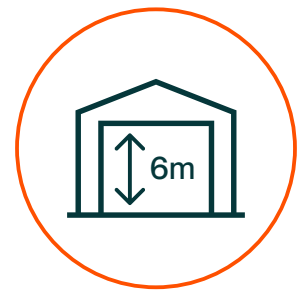
Schedule of accommodation.

UNIT A	
GROUND FLOOR WAREHOUSE	47,340 SQ FT (4,398 SQ M)
FIRST FLOOR INC. OFFICES	4,725 SQ FT (439 SQ M)
LEVEL ACCESS LOADING DOORS	7
PARKING SPACES	34
EV CHARGING SPACES	10
TOTAL	52,065 SQ FT (4,837 SQ M)

All floor areas are approximate gross internal areas.



Unit to undergo refurbishment



Minimum internal eaves height of 6m



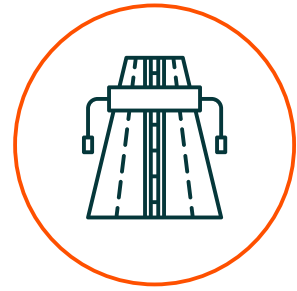
Secure yard



Planning consent for B1c/B2/B8 uses



24/7 access



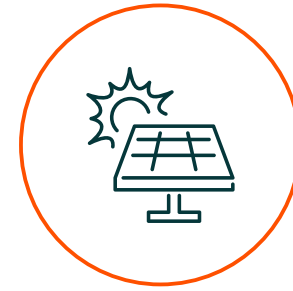
M25 London Orbital Motorway (J27) 9 miles



Targeting EPC A



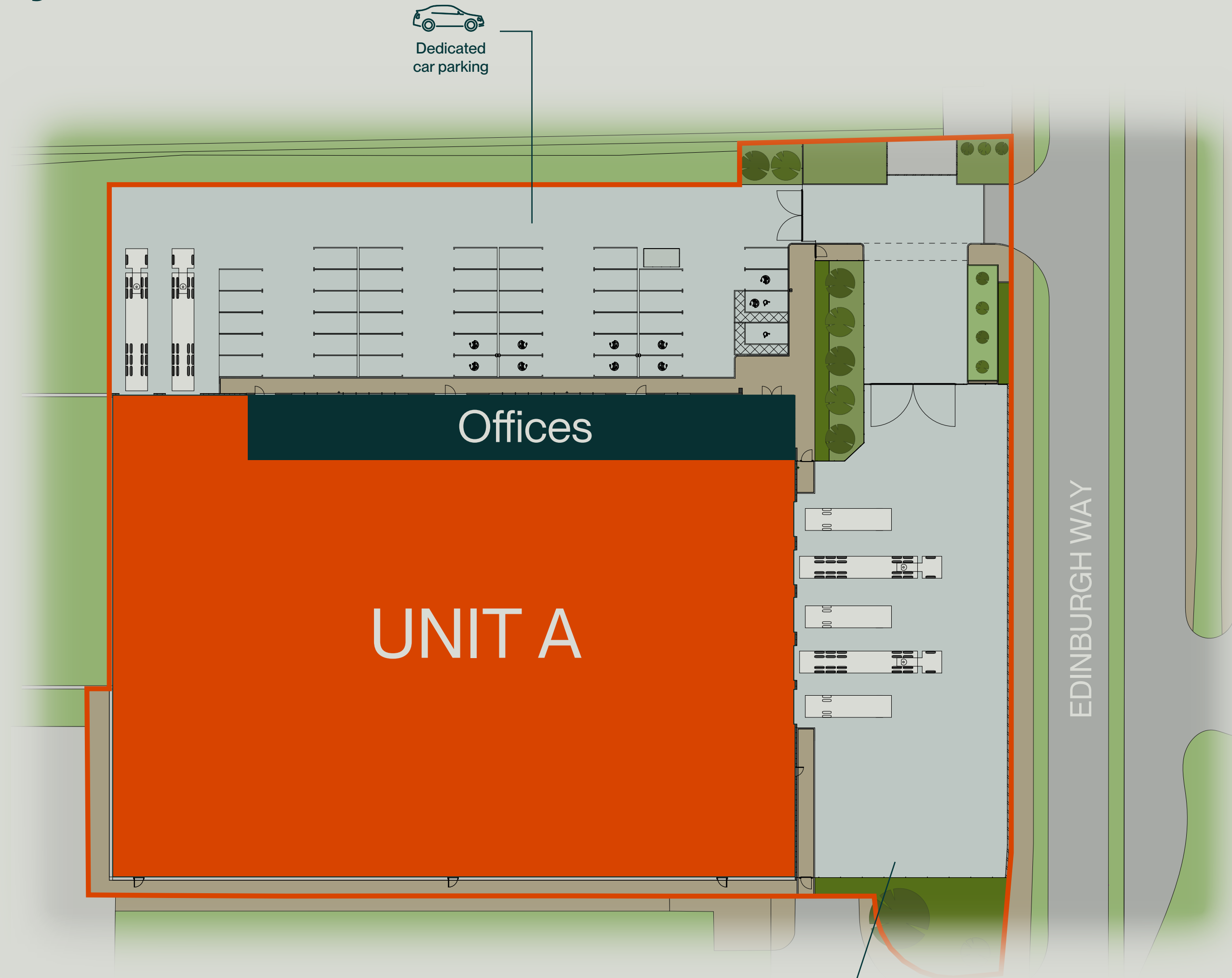
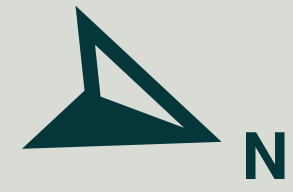
Air conditioned office space



Solar panels included



Development layout.



Development layout is indicative.

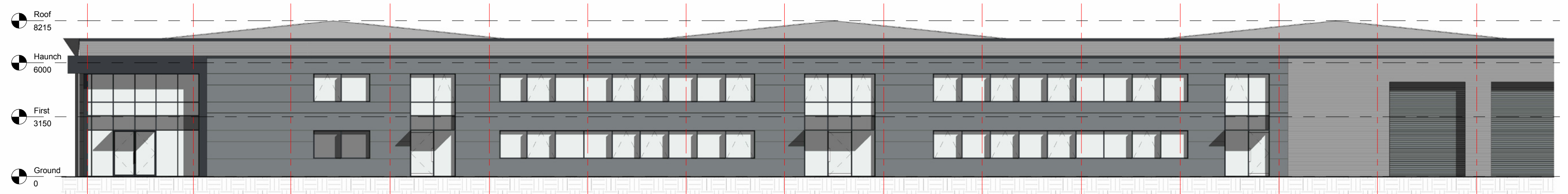


Warehousing that Works.

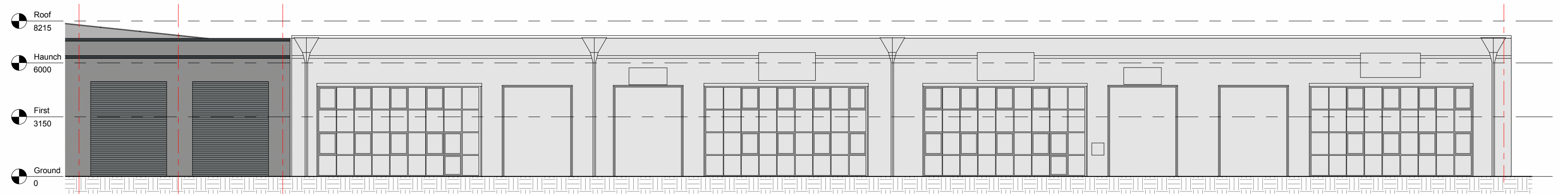


Lorry parking

External view.



1 West Elevation - pt.1
1 : 100



2 West Elevation - pt.2
1 : 100




3 North Elevation
1 : 100



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