

TO LET

**PLOT 2
HORSECROFT
ROAD, HARLOW,
ESSEX
CM19 5FA**

**0.538 Acres
23,444 sq. ft.**

- Class 1 IOS
- Tarmac surface
- Secure with palisade fencing
- Power, water and drainage
- 69 kVA and 3 phase power
- B8 planning consent
- 24/7 access

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LOCATION

Situated in Harlow within the Pinnacle Industrial Estate, the site benefits from its positioning just north of London. This area is strategically located close to the M25, M11 and A10, offering excellent connectivity to London and the surrounding regions. This location supports a number of industrial uses, including fleet parking, storage and distribution of construction materials, and plant and hire. This location is ideal for businesses requiring robust transport links via the road network. The site can be found using what3words.com/back.print.visual.

DESCRIPTION

This Harlow Industrial Outdoor Storage (IOS) site presents an unrivalled opportunity to occupy a 0.538 acre (23,444 sq. ft.) site within close proximity to the M25 and M11. Offering a tarmac surface throughout, this site is suitable for a range of occupiers looking for space in an industrial area. The Landlord is currently undertaking various upgrade works which are due to complete by January 2026.

Key Property Features:

- Class 1 IOS space
- Tarmac surface
- Secure with palisade fencing
- Water, power and drainage available
- 69 kVA and 3 phase power
- Versatile site suitable for a range of users
- Strategic location with a robust road network
- B8 planning consent with 24/7 access

ACCOMMODATION

Name	Size
Total	0.538 Acres (23,444 sq. ft.)

TERMS

A new lease is available direct from the Landlord on terms to be agreed.

RENT

On application.

EPC

No EPC is required.

LEGAL COSTS

Each party to bear their own costs.

VAT

VAT is elected.

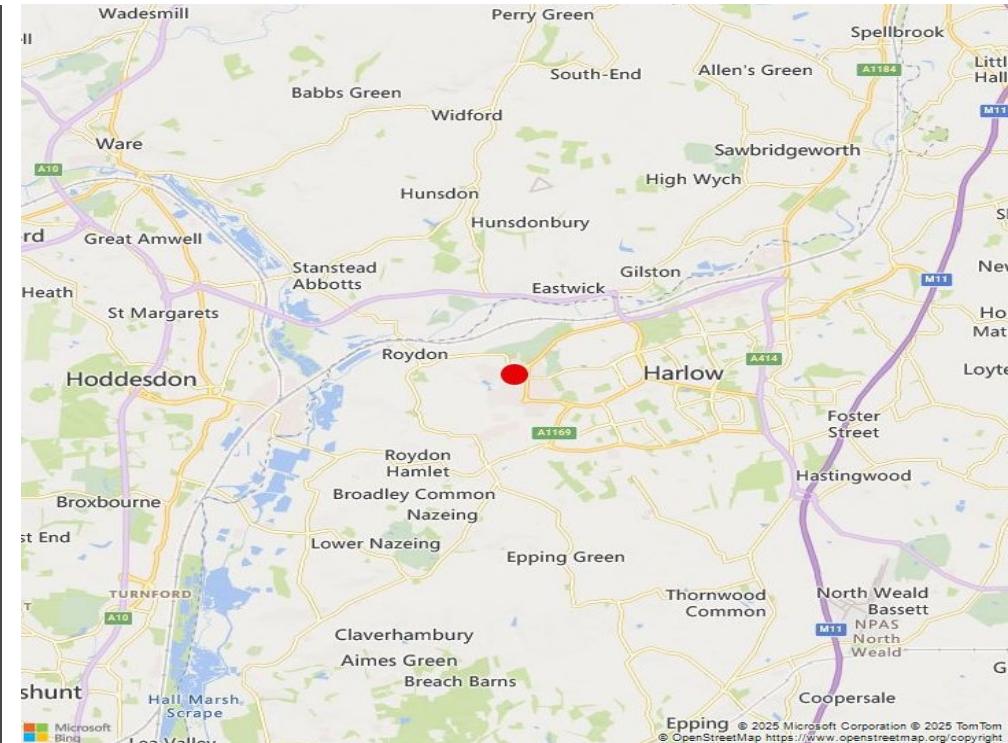
WHAT3WORDS

Please use the following to locate the property:

what3words.com/back.print.visual

VIEWING

Strictly by appointment with agents.



CONTACT

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