TO LET

PLOT 2 HORSECROFT ROAD, HARLOW, ESSEX CM19 5FA

0.54 Acres
0.22 Hectares

- Class 1 IOS site ready now
- B8 planning - 24/7 access permitted
- 69 kVA 3-phase power on site
- M11 J7 ~2 miles, M25 under 10 mins
- Fully Serviced (Power, Water and Drainage)
- Available Now

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LOCATION

Horsecroft Road sits within Harlow's established Pinnacles industrial estate, one of the town's principal commercial addresses.

Junction 7 of the M11 is approximately 2 miles away, with the M25 (Junction 27) reachable in under 10 minutes, providing rapid access to Stansted Airport, the A10 corridor and Central London. Harlow Town station offers direct services into London Liverpool Street with journey times from around 40 minutes.

DESCRIPTION

Plot 2 Horsecroft Road offers a 0.538 acre (23,444 sq ft) fully surfaced Industrial Outdoor Storage site within one of Essex's most strategically connected industrial locations.

The site benefits from a tarmac surface throughout, palisade perimeter fencing, B8 planning consent with 24/7 access, and a meaningful power supply of 69 kVA with 3 phase connectivity - a combination rarely found at this scale in the IOS market. It is therefore well suited to a range of open storage uses, subject to any necessary planning considerations.

Upgrade works have now completed, with the site ready for immediate occupation.

ACCOMMODATION

Name	Size
Plot 2	0.54 Acres (0.22 Hectares)
Total	**0.54 Acres (0.22 Hectares)**

PLANNING USE

B8 Planning in Place

TERMS

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

RENT

£105,500 per annum (£4.50 psf) - Rent quoted exclusive of outgoings and VAT.

EPC

No EPC is required.

LEGAL COSTS

Each party to bear their own costs.

IOS CLASSIFICATION

Carter Jonas IOS Classification: Class 1 - 77 (Prime IOS)

Defined under the industry-standard Carter Jonas IOS Classification matrix.

VAT

VAT is elected.

VIEWING

Strictly by appointment with agents.

CONTACT

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RICS

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