

TO LET - NOW

**0.68 ACRES OF
CLASS 1 IOS,
WINDSOR PLACE,
HARLOW, ESSEX
CM20 2GQ**

**29,818 sq ft
0.68 acres**

- B8 Planning Permission
- Established Industrial Location
- Flexible Lease Terms
- Excellent Connectivity to M11 & M25
- Class 1 Concreted Site
- Fully Serviced (Power, Water and Drainage)
- Available Now

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LOCATION

Windsor Place is situated within Harlow, a key commercial centre in Essex with excellent connectivity. The site benefits from:

Easy access to the A414, linking to the M11 (Junction 7)
Direct routes to the M25 (Junction 27)
Proximity to Harlow Town Centre and local amenities
Nearby rail services from Harlow Town Station, providing access to London Liverpool Street

Harlow is an established industrial and logistics location with a strong occupier base.

DESCRIPTION

The property's Class 1 Carter Jonas IOS classification reflects its concrete surfacing, secure perimeter, services and established B8 consent - characteristics increasingly sought by occupiers.

The property comprises a secure IOS yard extending to approximately 30,000 sq ft. The site is concrete surfaced and benefits from a level, circular-shaped layout, making it highly efficient for a range of operational uses.

The yard provides both privacy and shared controlled access. Its circular configuration offers good potential for HGV access and on-site circulation, supporting a variety of commercial requirements.

The property is connected to mains power, water and drainage, and benefits from an established B8 planning consent. It is therefore well suited to a range of open storage uses, subject to any necessary planning considerations.

ACCOMMODATION

Name	Size
Total	29,818 sq ft (0.68 acres)

TERMS

The property is available to let on flexible terms.

Further details available upon application.

£ per annum exclusive.

SERVICES/SERVICE CHARGE

We understand that water, electric and drainage are available.

Interested parties should satisfy themselves as to the condition and connectivity of all services.

IOS Classification

Carter Jonas IOS Classification: Class 1 (Prime IOS)

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

LEGAL COSTS

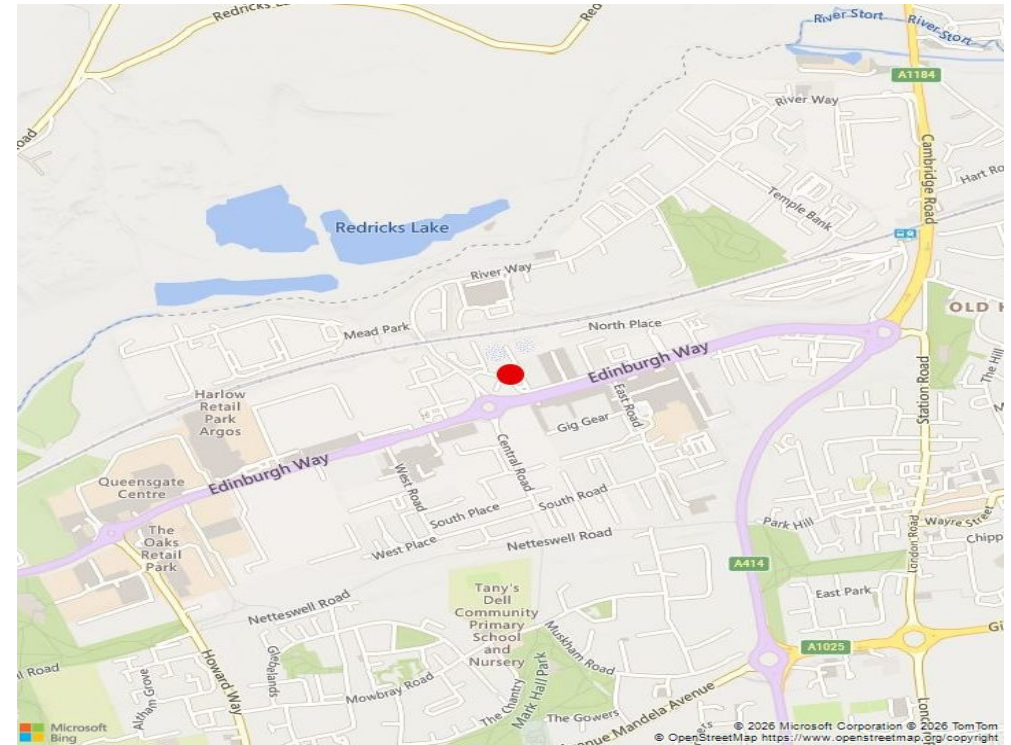
Each party to bear their own legal costs incurred in any transaction.

VAT

VAT will be payable on all rents and other outgoings at the prevailing rate.

VIEWING

Strictly by appointment with agents.



CONTACT

Tyler Smith MRICS
07799 348 165
Tyler.Smith@carterjonas.co.uk

James Butcher MRICS
07890 300 100
James.Butcher@carterjonas.co.uk

carterjonas.co.uk/commercial

IMPORTANT INFORMATION

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