



INDURENT

BUSINESS ESTATE HARLOW

CM20 2TT
///WIDE.EASY.MINUTE

NEWLY REFURBISHED WAREHOUSE UNIT
UNIT A: 53,821 SQ FT (5,000 SQ M)



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.

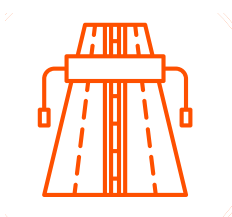
Internally, the modern refurbished warehouse will provide a clear eaves height of 6m whilst the offices provide open plan air conditioned accommodation.



Warehousing that Works.



You're well-connected.



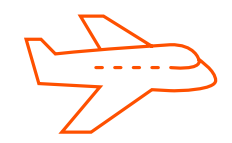
MAJOR ROADS

M11 J7A	4 miles
M25 J27	9 miles
A1 J4	17 miles
A12 J17	23 miles



CITIES/MAJOR TOWNS

Chelmsford	20 miles
London	30 miles
Luton	31 miles
Cambridge	35 miles
Watford	37 miles
Colchester	43 miles
Ipswich	59 miles



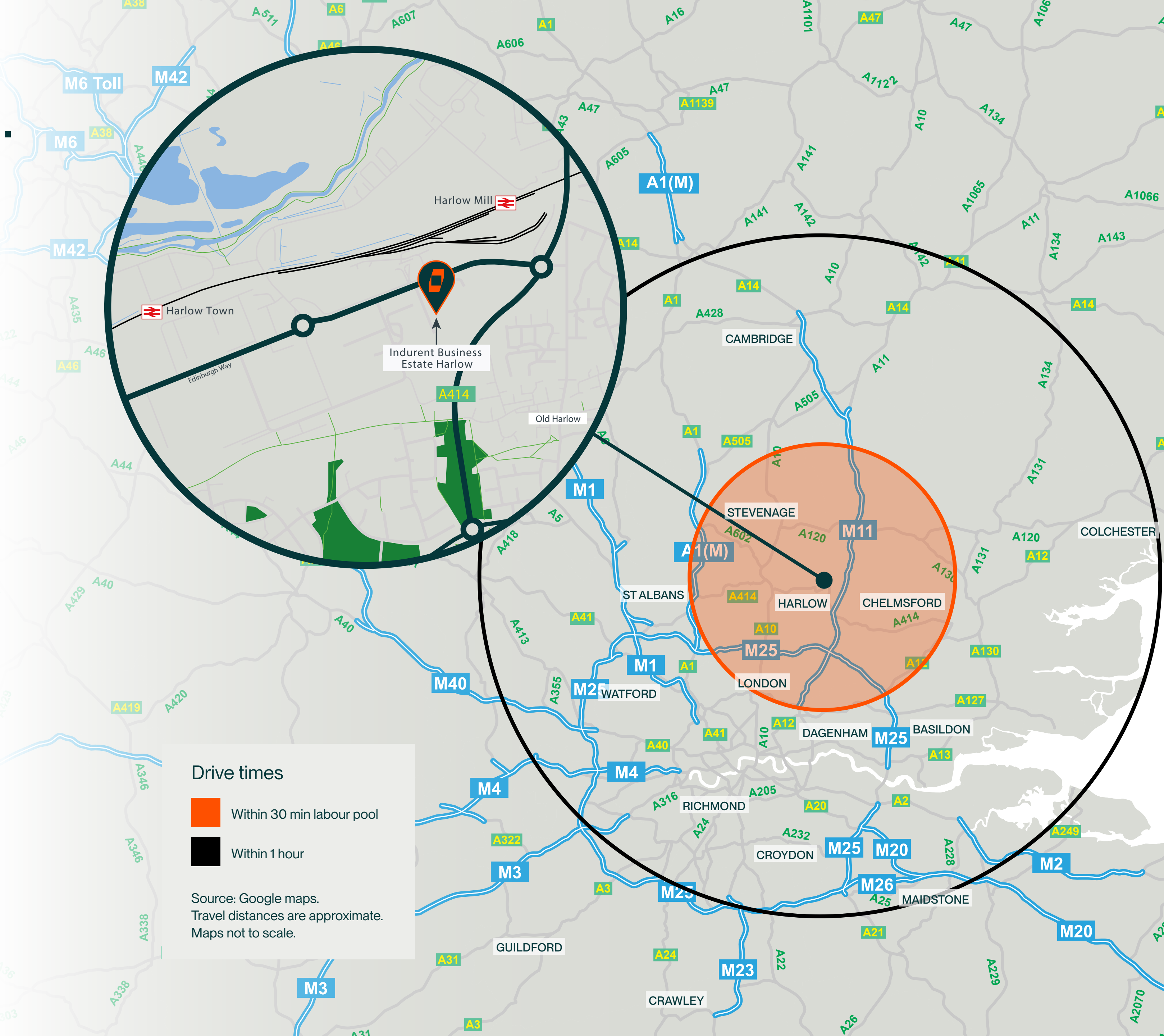
AIRPORTS

London Stansted	12 miles
London Luton	31 miles
London Heathrow	57 miles



FREIGHT TERMINALS/PORTS

Purfleet Docks	27 miles
Port of Tilbury	32 miles
London Gateway	34 miles
Port of Harwich	63 miles
Port of Felixstowe	70 miles



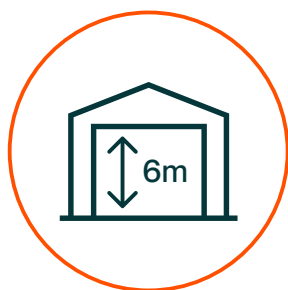
Schedule of accommodation.

UNIT A	
GROUND FLOOR WAREHOUSE	48,532 SQ FT (4,509 SQ M)
FIRST FLOOR INC. OFFICES	5,289 SQ FT (491 SQ M)
LEVEL ACCESS LOADING DOORS	6
PARKING SPACES	34
EV CHARGING SPACES	10
TOTAL	53,821 SQ FT (5,000 SQ M)

All floor areas are approximate gross external areas.



Newly refurbished units



Minimum internal eaves height of 6m



Secure yard



Planning consent for B1c/B2/B8 uses



24/7 access



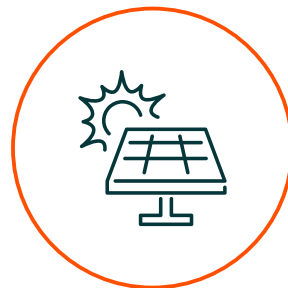
M25 London Orbital Motorway (J27) 9 miles



Target EPC A



Air conditioned office space



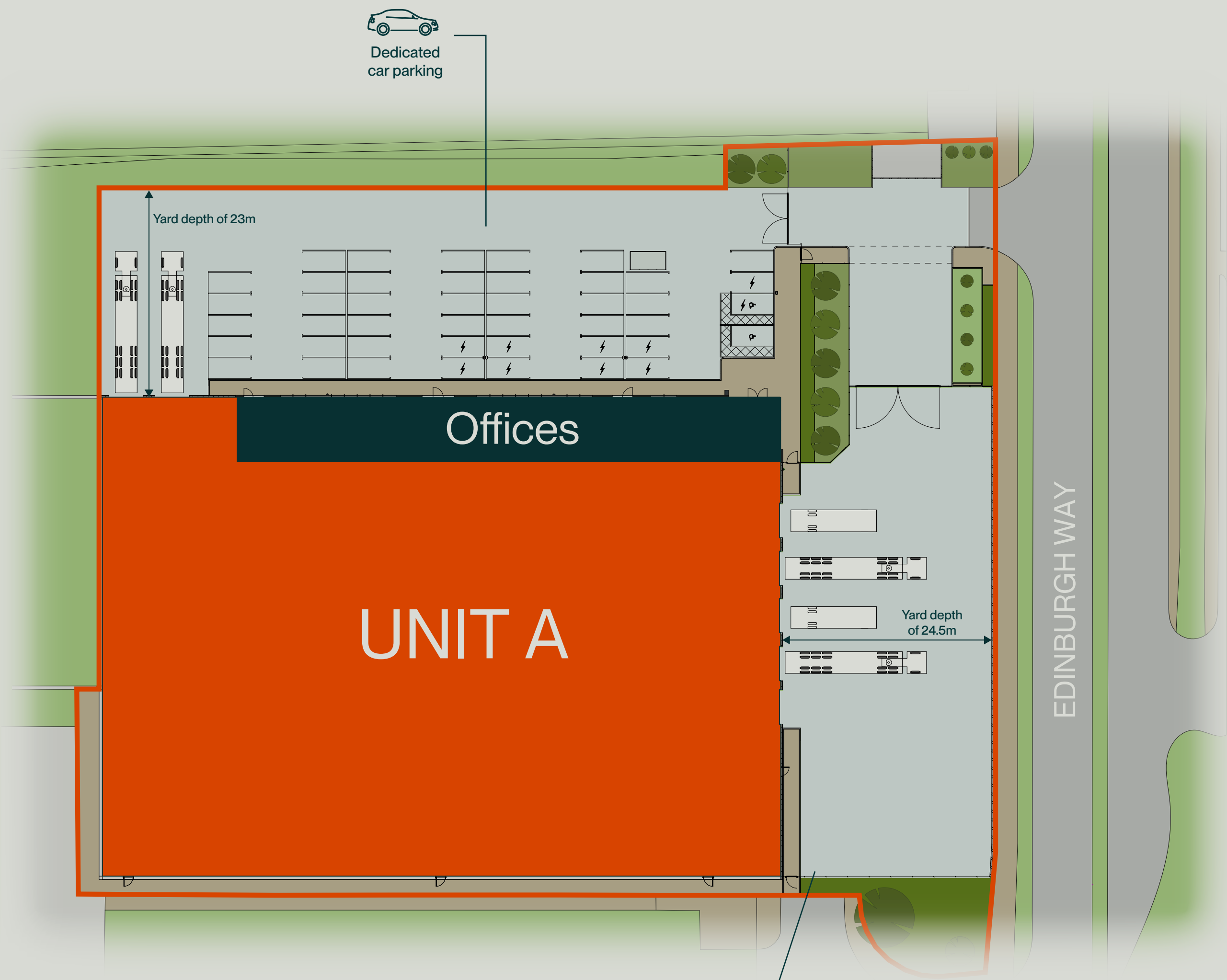
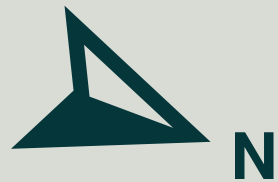
Solar panels included



Warehousing that Works.



Unit plan.



Unit plan is indicative.



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Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. August 2026. TBDW 06422-01.



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