



# INDURENT

BUSINESS ESTATE HARLOW

CM20 2TT  
///WIDE.EASY.MINUTE

REFURBISHED WAREHOUSE UNIT

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

Available Q1 2026.



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.



# 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

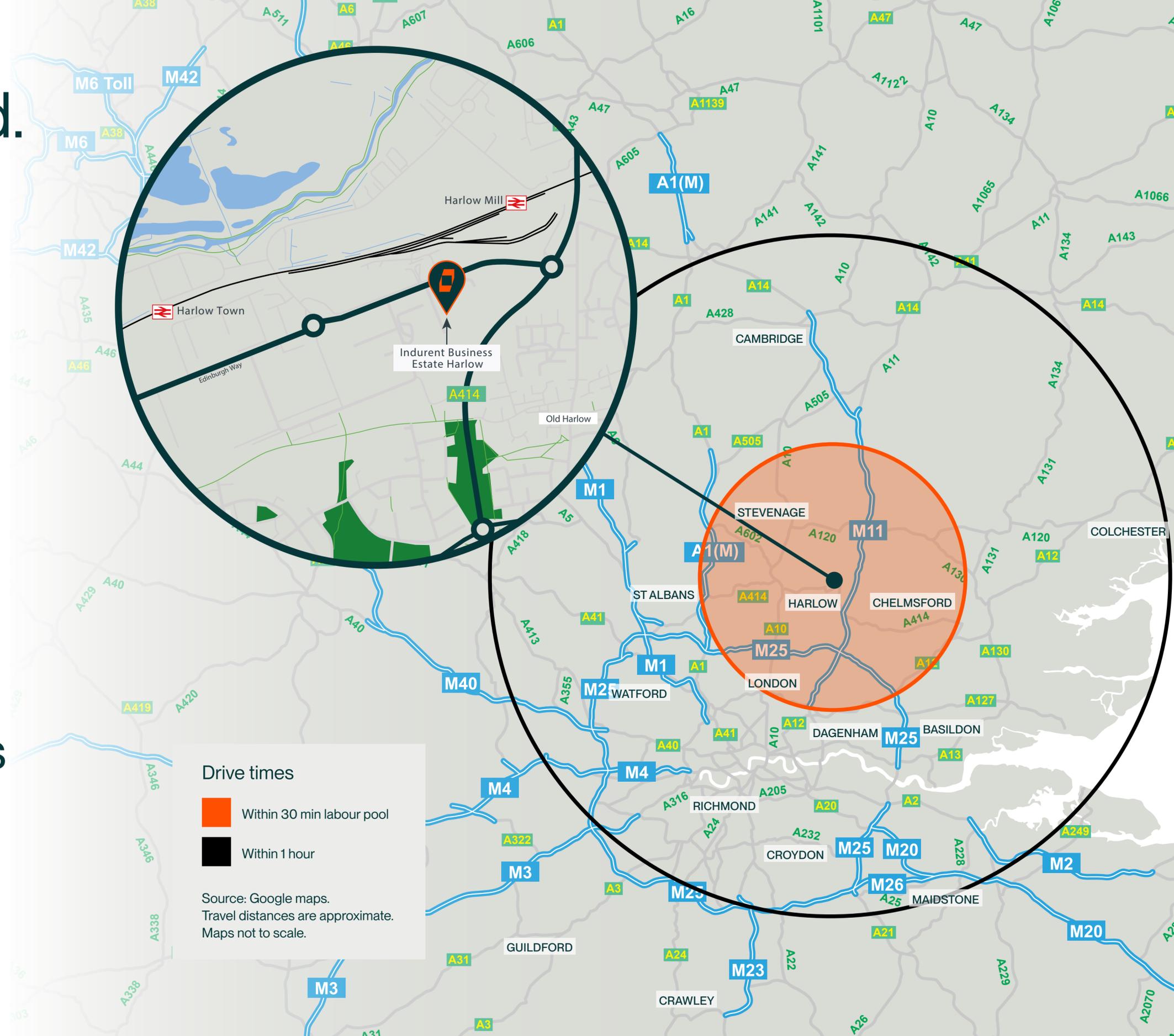


## FREIGHT TERMINALS/PORTS

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



Warehousing that Works.



Drive times

- Within 30 min labour pool
- Within 1 hour

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.

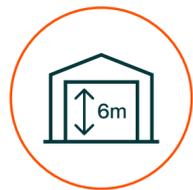
# Schedule of accommodation.

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
<b>TOTAL</b>	<b>53,821 SQ FT (5,000 SQ M)</b>

All floor areas are approximate gross external areas.



Under comprehensive 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



Target EPC A



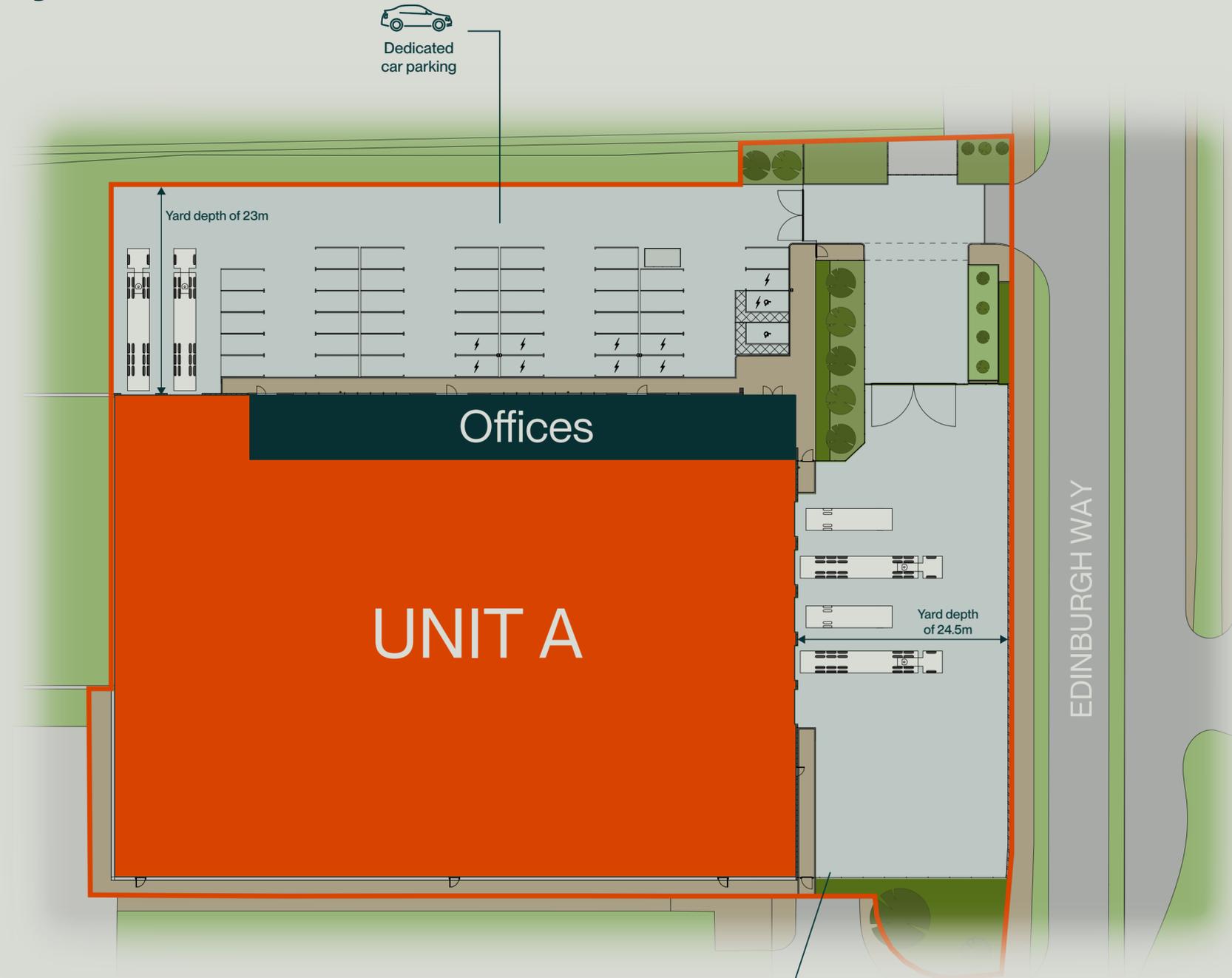
Air conditioned office space



Solar panels included



# Development layout.



Development layout is indicative.

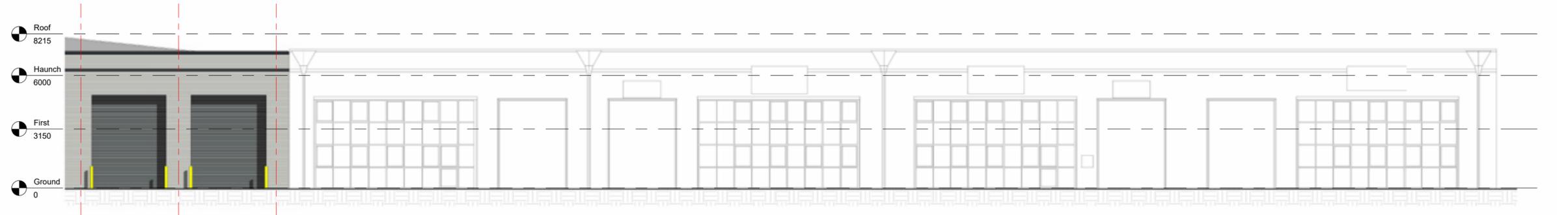


Warehousing that Works.

# 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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