

STAPLE TYE RETAIL PARK



COSTA



3.5 MILES / 10 MIN
DRIVE TO M11 (J7)

PERRY ROAD

8 MILES / 16 MIN
DRIVE TO M25 (J27)

DH

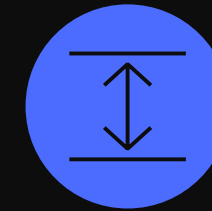
DUKE HOUSE

PERRY ROAD | HARLOW | CM18 7ND

TO LET (MAY SELL)
28,792 SQ FT (2,674 SQ M)



**2 STOREY,
FULLY FITTED
OFFICES**



**EAVES HEIGHT
4.7M**



**2 LEVEL
ACCESS
LOADING DOOR**



**SECURE 0.5
ACRES YARD
AREA**



**FULLY
REFURBISHED**



**SITE AREA
1.2 ACRES**

DESCRIPTION

The property has been comprehensively refurbished to a high standard, and contains a single-span portal frame warehouse with adjoining 2 storey office.

The warehouse has a reinforced concrete floor, two full-height electric roller shutter doors, gas heating and all on a secure 1.2 acre site.

The 2 storey office is divided to form a series of open plan areas, including a kitchenette on both floors. There are separate WC's for the offices and the warehouse.

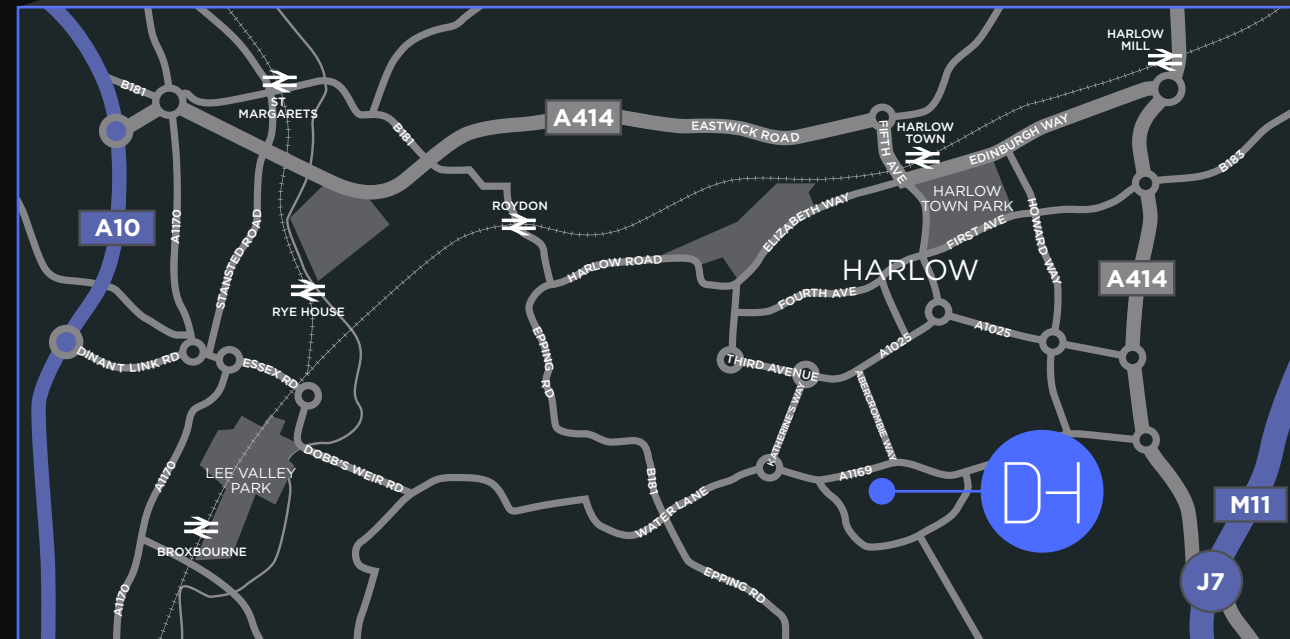
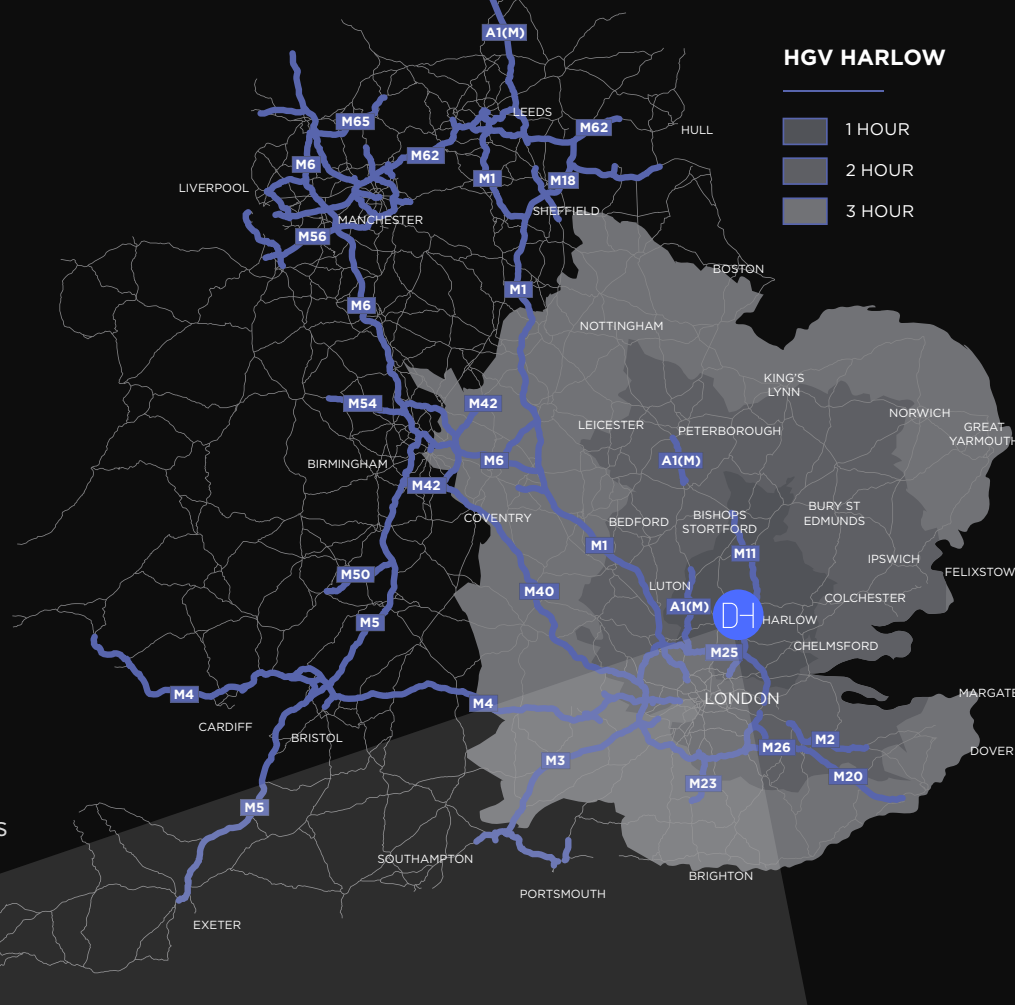
The external area extends to c0.5 acres, with the entire site fenced and gated providing ample external storage area. The property is available on flexible terms (subject to covenant).



LOCATION

The property is located in an established industrial area to the south east of Harlow town centre and is accessed via Perry Road and Ployters Road which leads to Southern Way (A1169), connecting to the A414 about 2 miles to the east.

Harlow is very well connected via the M11 and wider motorway network. The M11 can be accessed at Junction 7, with the M25 c4 miles to the south.



ACCOMMODATION

The accommodation comprises the following areas:

	SQ FT	SQ M
Ground - GF Office	2,565	238.30
1st - FF Office	2,565	238.30
Unit - Warehouse	23,662	2,198.27
TOTAL	28,792	2,674.87

ROAD

HARLOW TOWN
1.25 MILES / 4 MINS

J7 M11
4 MILES / 10 MINS

J27 M25
9 MILES / 15 MINS

CENTRAL LONDON
30 MILES / 59 MINS

CAMBRIDGE
42 MILES / 56 MINS

RAIL

TOTTENHAM HALE
16 MINS

LONDON STANSTED
21 MINS

LONDON LIVERPOOL ST
30 MINS

CAMBRIDGE
40 MINS

SEA

TILBURY DOCKS
32 MILES / 42 MINS

DP WORLD LONDON GATEWAY PORT
34 MILES / 46 MINS

HARWICH PORT
67 MILES / 1 HR 22 MINS

FELIXSTOWE PORT
75 MILES / 1 HR 31 MINS

AIR

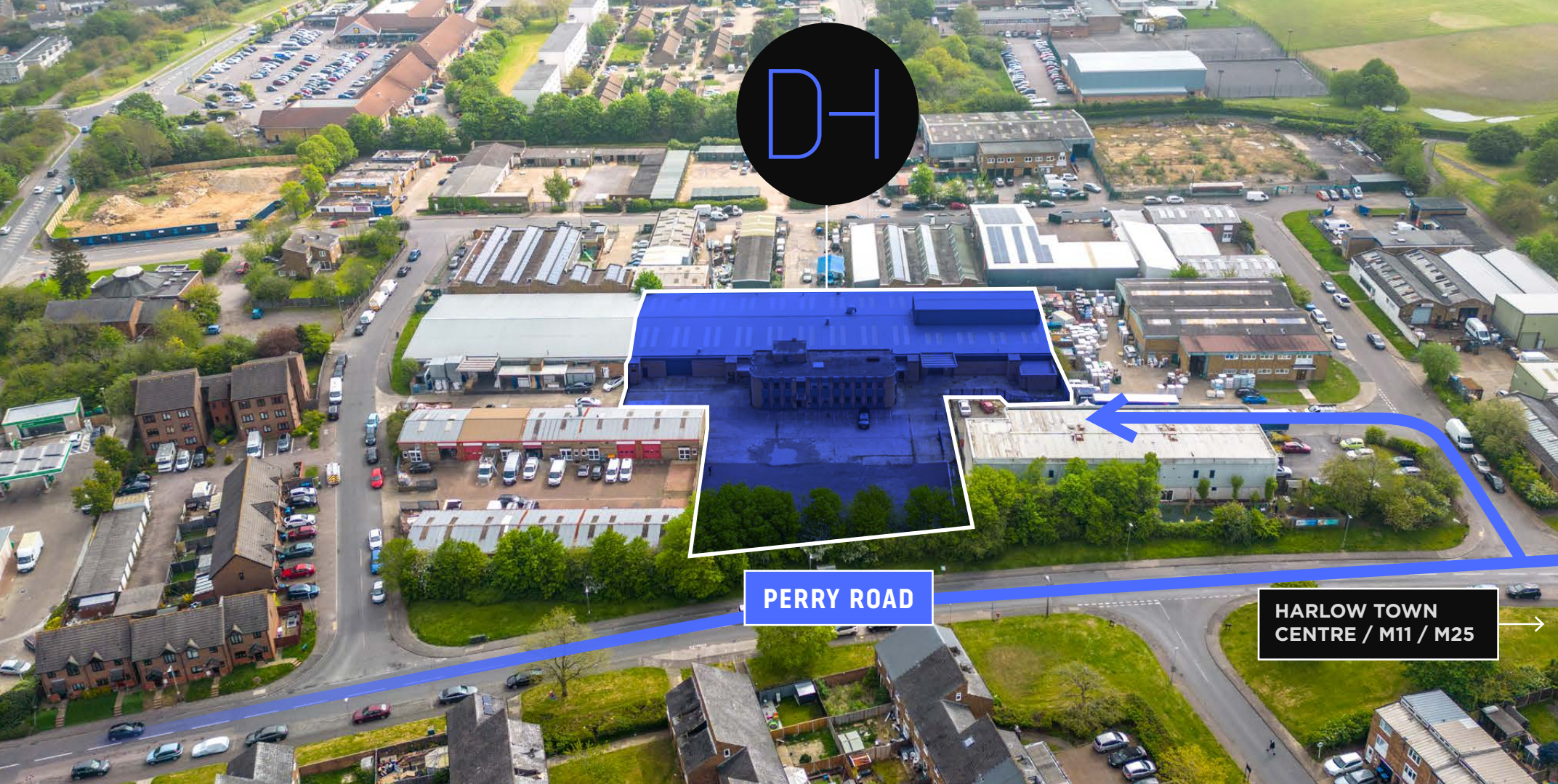
LONDON STANSTED
17 MILES / 30 MINS

LONDON CITY
25 MILES / 40 MINS

LONDON LUTON
30 MILES / 52 MINS

LONDON HEATHROW
53 MILES / 1 HR 8 MINS

LONDON GATWICK
64 MILES / 1 HR 14 MINS



DH

PERRY ROAD

HARLOW TOWN CENTRE / M11 / M25

CONTACTS

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VIEWINGS

Viewings to be arranged via the joint agents.

TERMS

Flexible terms available subject to covenant. Pricing available on application.

BUSINESS RATES

Upon Enquiry.

EPC

EPC C (66), expiring 18 January 2032.

Important Notice

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