

Coke Gearing

consulting

Chartered Surveyors

Suites 4 & 5, Second Floor, Cambridge House,
Cambridge Road, Harlow, Essex CM20 2EQ



Office Suite

From 1,953 up to 4,560 sq ft

- Modern, high-quality specification offices
- Adjacent to Harlow Mill Station
- Good access to M11 Junction 7
- On-site parking

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TO LET

Location

The property is prominently situated along the Cambridge Road (A1184), the main road from Harlow to Bishop's Stortford via Sawbridgeworth, and is adjacent to Harlow Mill Station close to the roundabout with the A414. Harlow is approximately 25 miles north east of central London and is accessed from M11 Junction 7, 3.5 miles to the south of the property.

Rail services from Harlow Mill station are to London Liverpool Street in approximately 35 minutes and, to the north, to Stansted Airport and Cambridge.

Description

Cambridge House is an attractive, modern, three-storey multi-occupied office building which provides predominantly open plan refurbished office space, and which benefits from:

- A passenger lift and wide central staircase
- Comfort cooling & gas fired central heating
- Raised floors and suspended ceilings
- Video entry phone system
- Car parking on site
- WC facilities on each floor
- Separate kitchenette which occupiers of the office suite have sole access to
- Easy access to the train station
- Good mix of occupiers in the building
- Fair and reasonable service charge



Rent

£17.50 per sq ft + VAT

The property is available in August 2026 subject to a fully repairing and insuring lease (via the service charge) on terms to be agreed.

Accommodation

Suite 5 (approximate only):

Total 1,953 sq ft / 181.43 sq m

Suite 4 (approx.):

Total 2,607 sq ft / 242.19 sq m

Total Combined:

4,560 sq ft / 423.63 sq m

Business Rates

All interested parties should confirm this with the local authority, Harlow Council, or the Valuation Office Agency.

Service Charge

Please contact the Agent for full breakdown and annual variations.

EPC

The property has a current EPC assessment rating of 75 (Band C).

Viewings can be arranged via Sole Agents, Coke Gearing Consulting





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Chartered Surveyors

Bishop's Stortford | 01279 758758

Chelmsford | 01245 676938

Colchester | 01206 932460

For further information please contact:



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Details prepared on 18/04/2026