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UNIT 9, ASTRA CENTRE
EDINBURGH WAY
HARLOW
ESSEX
CM20 2BN

OFFICE SPACE FOR SALE

KEY PROPERTY INFORMATION

- Total Area: 3,337 sq ft arranged over two floors
- Parking: 18 allocated on-site car parking spaces
- Availability: Entire unit offered for sale
- Climate Control: Fully air-conditioned throughout
- Lighting: Excellent natural light with large window frontage

ANNUAL RENT: VACANT
ASKING PRICE: £500,000

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DESCRIPTION

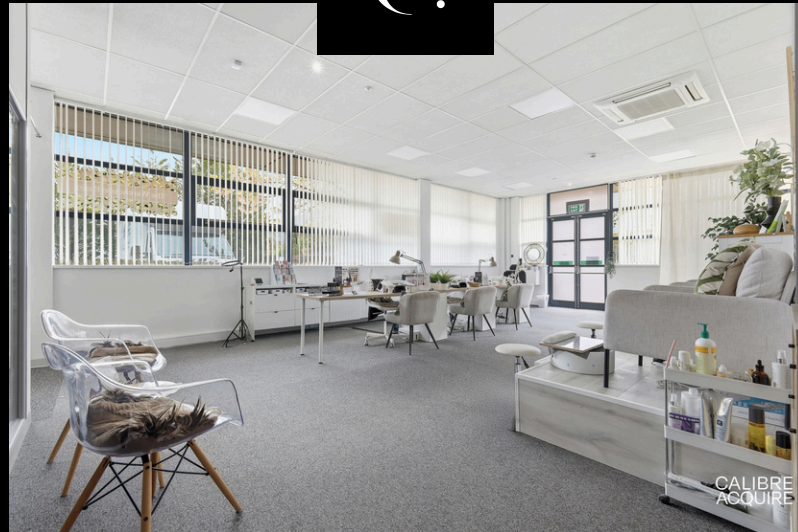
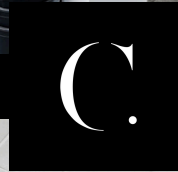
An excellent opportunity to lease or purchase a self-contained, two-storey office building located within the Astra Centre development on Edinburgh Way, one of Harlow's primary employment and out-of-town retail areas.

The property offers 3,377 sq ft of mainly open-plan office accommodation, with the flexibility to subdivide into individual offices if required.

This property is available for sale and is well-suited for both investors and owner-occupiers.

Key Features:

- 18 allocated on-site car parking spaces
- Passenger lift serving both floors
- Air conditioning and heating throughout
- Excellent levels of natural light



FLOORPLAN

Ground Floor

Approx. 139.4 sq. metres (1499.9 sq. feet)



Total area: approx. 139.4 sq. metres (1499.9 sq. feet)

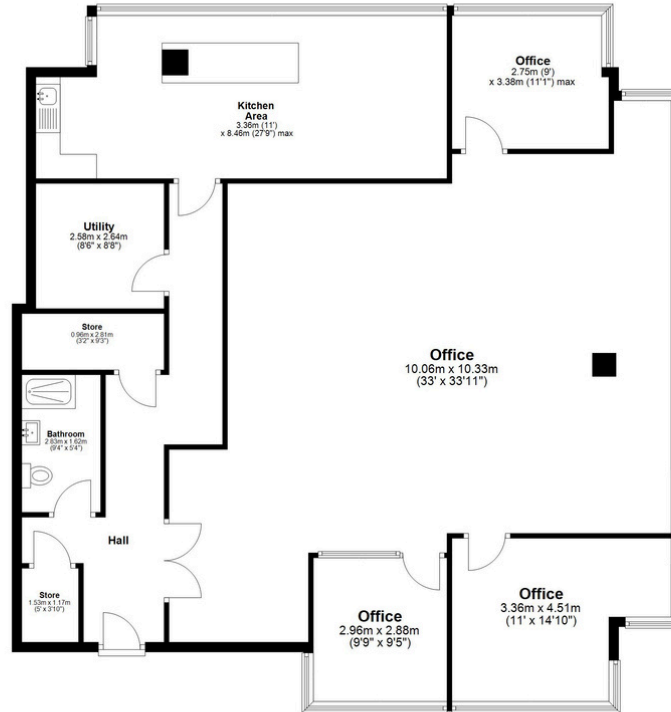
All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Astra Centre, Ground Floor Unit 9

First Floor

Approx. 174.4 sq. metres (1877.1 sq. feet)



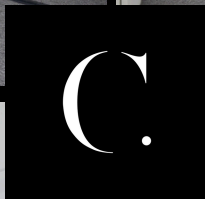
Total area: approx. 174.4 sq. metres (1877.1 sq. feet)

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Astra Centre , First Floor Unit 9

IMAGES



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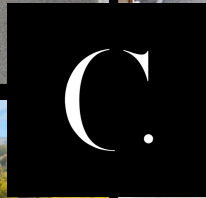
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LOCATION & TRANSPORT

Harlow is a well-established commercial hub in West Essex, strategically positioned between London and Cambridge. The town benefits from excellent transport connectivity, with the M11 motorway just minutes away, linking directly to the M25 and Stansted Airport. Regular rail services from Harlow Town and Harlow Mill stations provide fast access to London Liverpool Street in around 40 minutes, making it attractive for both businesses and commuters.

The area is home to a mix of modern business parks, retail destinations, and light industrial estates, supporting a strong local economy. Major employers in technology, healthcare, and logistics are established here, contributing to a vibrant commercial environment.

For investors, Harlow offers solid rental demand and affordable entry points compared to London, while benefiting from ongoing regeneration projects that are enhancing infrastructure and amenities. For owner-occupiers, the town combines excellent transport links, a skilled local workforce, and proximity to green open spaces, making it a practical and appealing business location.

Astra Centre is positioned off the A414 (Edinburgh Way), approximately 2.5 miles from Junction 7 of the M11. The M11 connects to Junction 27 of the M25 and provides a direct route to Stansted Airport, just 8 miles to the north.

Harlow Town and Harlow Mill mainline stations are within approximately 1.5 miles, offering regular services to London Liverpool Street (40 minutes) via Tottenham Hale (Victoria Line) and to Cambridge.



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Please note that property investments involve risks including loss of capital, illiquidity, default of a borrower and lack of returns. The risks involved will vary by project types, so please make sure you have read and understood the specific risks associated with the investment. Investments should only be made as part of a diversified investment portfolio. Projections or estimated returns are not a reliable indicator of actual future performance and eventual returns or dividends may be lower than predicted.