

Lot 14, Unit 8 Astra Centre, Edingburgh Way, Harlow, Essex CM20 2BN

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Attractive Self Contained Office Investment

www.acuitus.co.uk

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Essex CM20 2BN

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Property Information

Attractive Self Contained Office Investment

- Fully let on a 10 years lease from July 2017
- Well configured flexible office building
- Asset management potential
- Approximately 335.37 sq m (3,609 sq ft) with 15 car parking spaces
- Situated within Harlow's principle commercial area
- Popular London Commuter Town
- Approximately 1 mile north-east of Harlow town centre
- Approximately 2 miles west of M11 (J7A)
- Neighbouring occupiers include Screwfix, Rexel, Dulux Decorator Centre and Toolstation

Lot

14

Auction

16th July 2026

Rent

£42,500 per Annum Exclusive

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

On Behalf of Joint LPA Receivers

Location

Miles

24 miles north-east of Central London, 7 miles south of Bishop's Stortford

Roads

A414, A1184, M11 (Junction 7A)

Rail

Harlow Town Railway Station, Harlow Mill Railway Station

Air

London Stansted Airport

Situation

Harlow is a popular London commuter town situated 6 miles north of the M25 motorway. The property is situated within the popular and modern Astra Business Centre, which in turn sits within Harlow's principle commercial district approximately 1 mile north-east of Harlow town centre. The surrounding area comprises a mix of office, trade counter and industrial accommodation with nearby occupiers including Screwfix, Rexel, Dulux Decorator Centre and Toolstation.

Tenure

Virtual Freehold. Held from 24/03/2016 for a term of 999 years at a fixed peppercorn rent.

EPC

Please see the Legal Pack.

Description

The property comprises an attractive office building comprising well configured and flexible office accommodation on the ground and first floors.

The property benefits from 15 car parking spaces.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given by the Receivers or the Auctioneers in respect of the information in these particulars or any matter relating to the property, including VAT. Any information provided is provided without liability on the part of the Joint LPA Receivers and Auctioneers for any reliance placed on it. The Joint LPA Receivers are acting without personal liability and are not bound to accept the highest or any offer.

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Tenancy & Accommodation

Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	(Reversion)
Ground First	Office Office	180.50 154.87	(1,942) (1,667)	LAKELAND BUSINESS DEVELOPMENT AND CONSULTANCY LIMITED (CRN: 09563461) (1)	10 years from 01/07/2017	£42,500	(30/06/2027)
Total Approximate Floor Area		335.37 (2)	(3,609)			£42,500 (1)	

(1) The Receivers have been made aware that there is a Landlord and Tenant dispute, please refer to the legal pack which contains a note with further details.

(2) The floor area above are those published by the Valuation Office Agency (www.voa.gov.uk).

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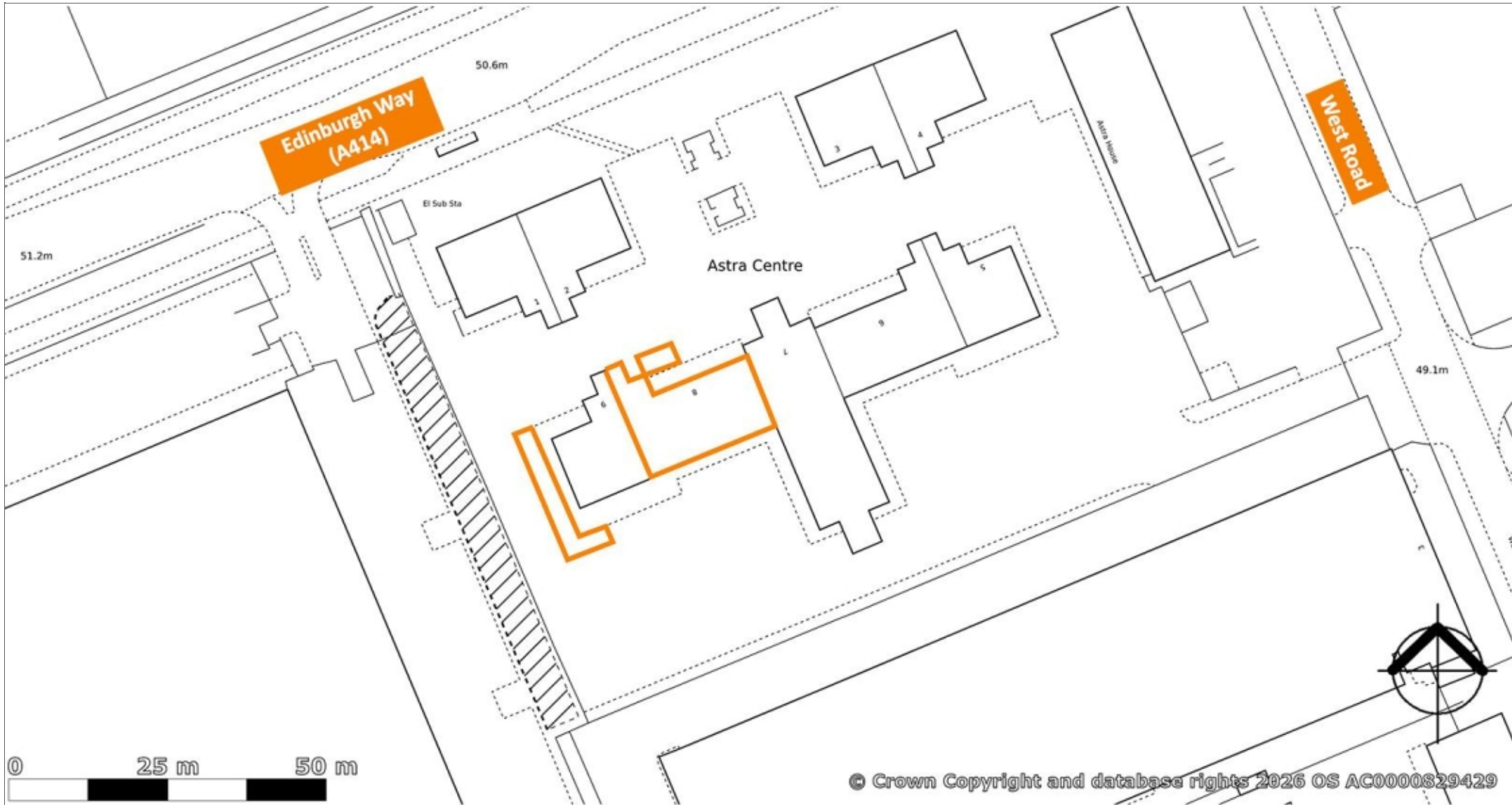
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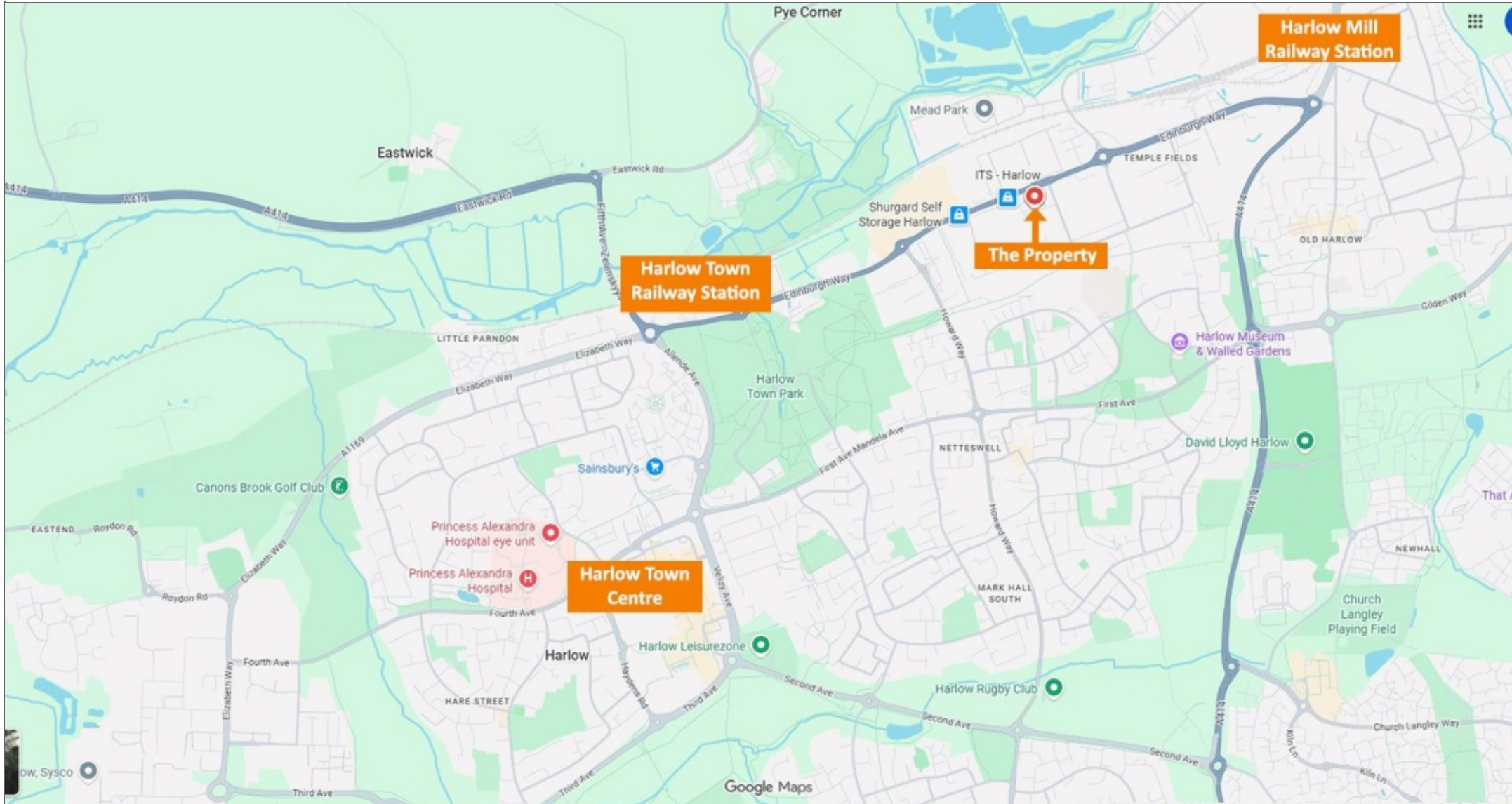
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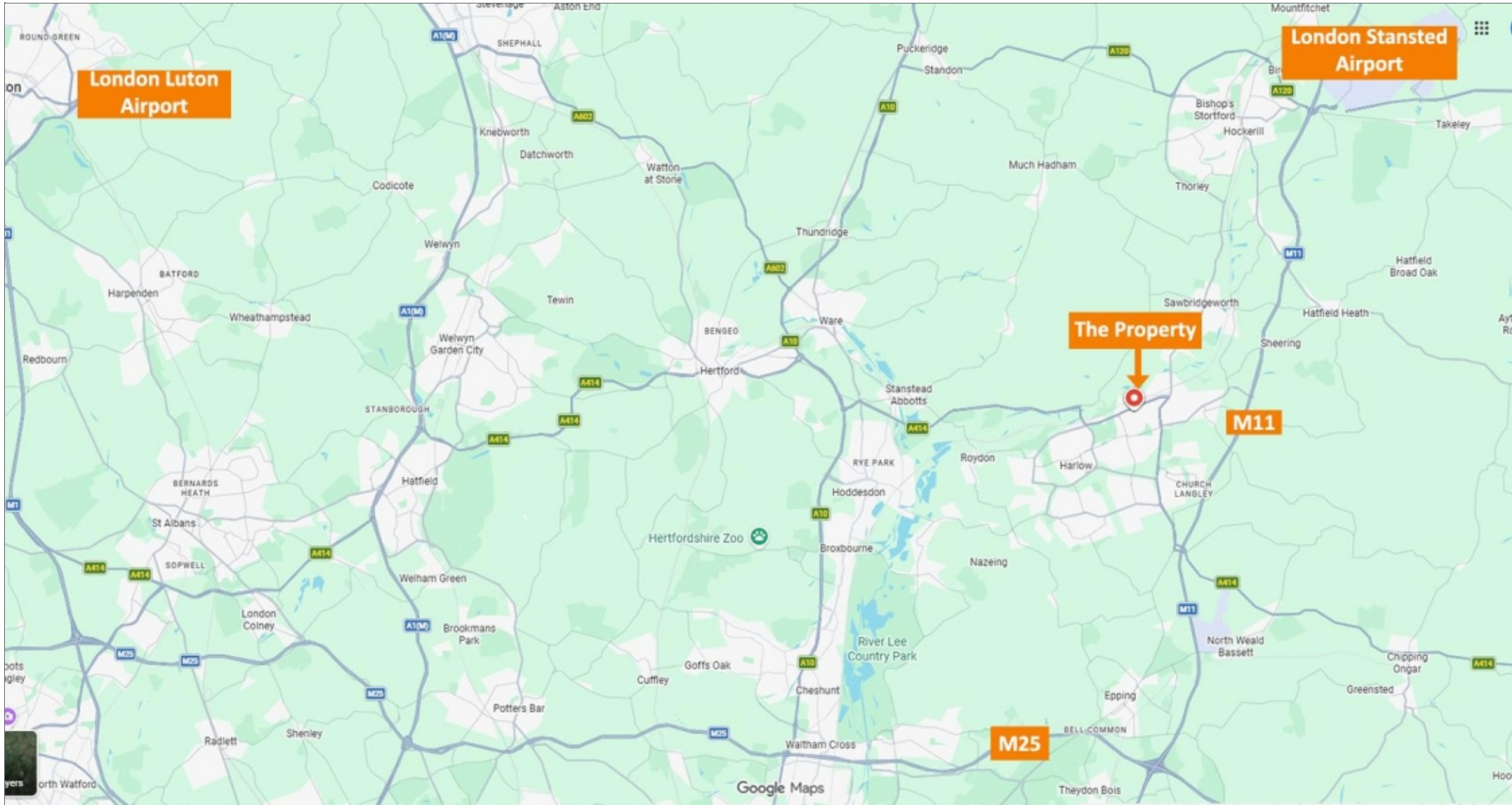
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Contacts

Acuitus

John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

john.mehtab@acuitus.co.uk

Gway Kanokwuttipong

+44 (0)20 7034 4864

+44 (0)7456 888 750

gway.kanokwuttipong@acuitus.co.uk

Seller's Solicitors

JCP Solicitors

Swansea Enterprise Park, Venture Court Waterside Business Park, Valley Way

Swansea

SA6 8AH

Sophie Thomas

01792525441

Sophie.Thomas@jcpsolicitors.co.uk

Emily Summer

01792 529 610

Emily.Summer@jcpsolicitors.co.uk

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2024