

**35-39 LONDON ROAD, OLD HARLOW,
ESSEX, CM17 0DA**



**A GROUP OF ROADSIDE COMMERCIAL BUILDINGS
TO SUIT VARIOUS USES OR DEMOLITION AND
NEW BUILD ***

**11,635 SQ FT
ON 0.58 ACRES**

FOR SALE FREEHOLD

LOCATION:

This site is in Old Harlow fronting London Road just 170 yards north of the A1025 new M11 Harlow north connection.

The A414 is within less than 600 yards from where there is access to the main Edinburgh Way industrial and retail warehouse parks, the town centre and the southern Harlow M11 junction.

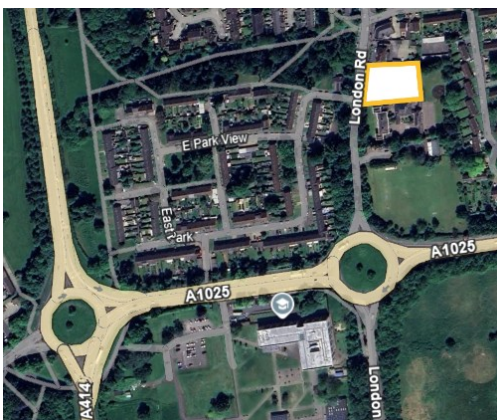
The new David Lloyd sports centre is just under 1 km distance.

Harlow Old Town centre	-	0.12 miles
A414	-	0.3 miles
Edinburgh Way industrial area	-	0.7 miles
Harlow Mill rail station	-	0.7 miles
Tesco supermarket	-	1 mile
Retail warehouse park	-	1.5 miles
M11 Harlow north	-	2.1 miles
Harlow Town rail station	-	2.1 miles
Water Gardens/Harlow town centre	-	2.3 miles
M11 Harlow south	-	3 miles



AT A GLANCE:

- * 11,635 sq ft on 0.58 acres
- * Former police traffic garage
- * Fully enclosed and securable site
- * Freehold for sale with vacant possession
- * Consented for B8 storage in part
- * May suit other uses to include religious, veterinary, medical, educational and retail, subject to LPA consent



DESCRIPTION:

A group of solid built commercial buildings comprising office, workshop, storage and garaging.

All ground floor parts	-	8,468 sq ft
First floor	-	3,178 sq ft
Total	-	11,635 sq ft (1,081 sq m)
Site area	-	0.58 acres (0.214 hectares)

All floor areas and dimensions are approximate.



***PLANNING:**

The entire site was previously used as a police traffic garage.

In 2022/2023 planning was refused for a 31 unit retirement scheme.

By a planning permission dated 29 January 2025 part of the lands and buildings were granted consent for a change of use from sui generis (former police garages) to use class B8 (self storage use) with zero operational restriction.

Without reference to the local planning authority it is possible that the existing buildings may have ongoing use potential to include **educational, veterinary, medical, retail, religious, motor sales garage and potentially B1 industrial, storage and HQ offices.**

TENURE:

Freehold with vacant possession.

PRICE:

Upon application.

VAT:

Not applicable.

RATEABLE VALUE:

We are informed upon a rateable value of £96,500 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk.

LEGAL COSTS:

Each party are to be responsible for their own legal costs.

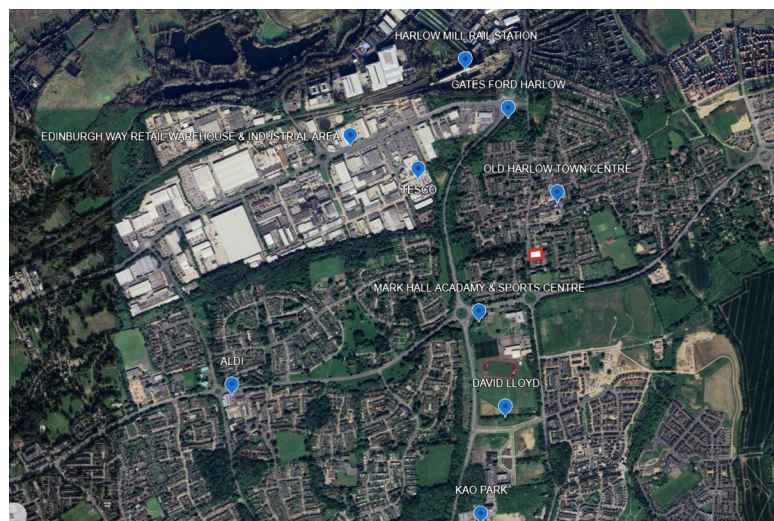
EPC:

Yellow 95D.

VIEWING:

Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

C4902





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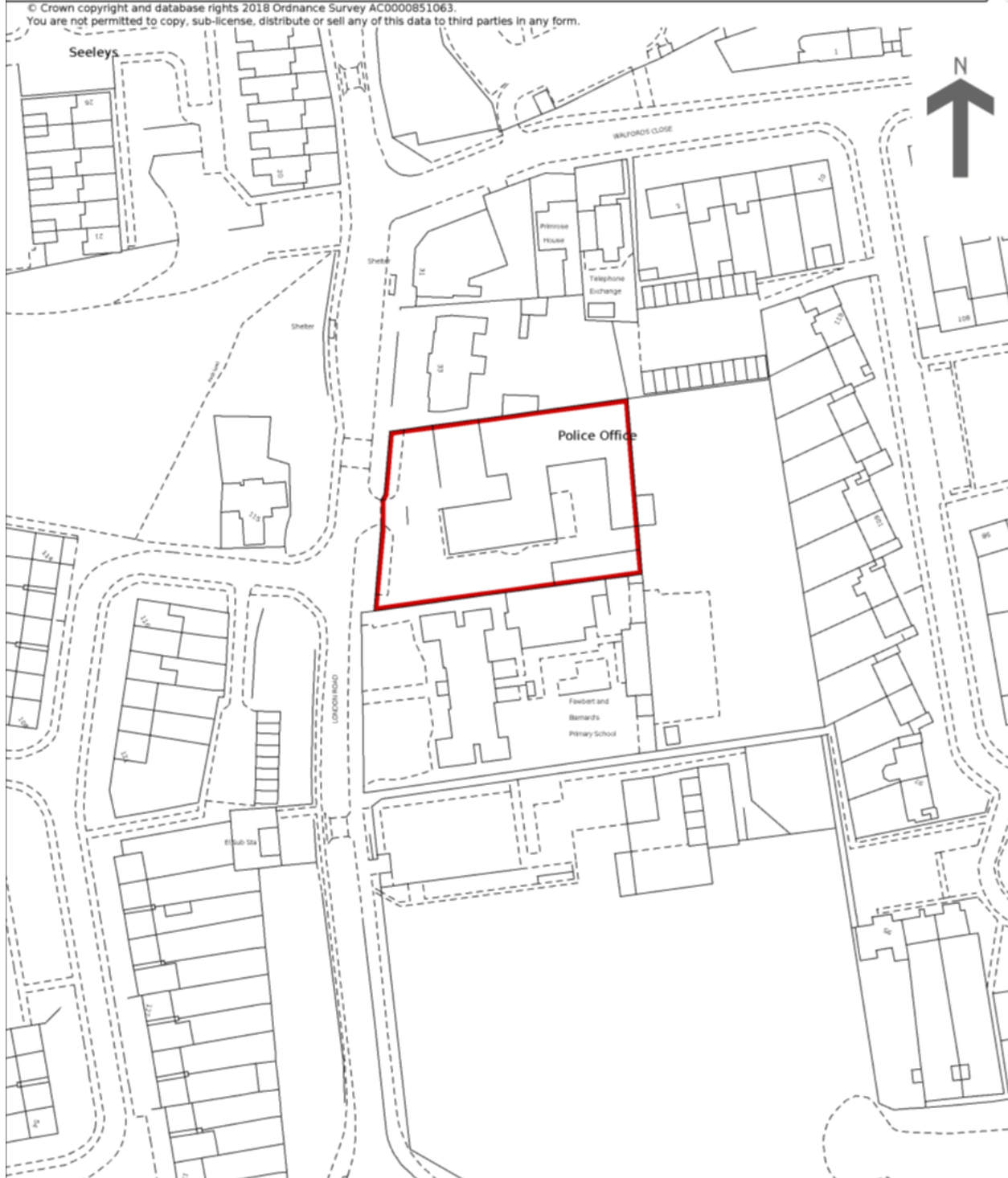
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HM Land Registry
Official copy of
title plan

Title number **EX975618**
Ordnance Survey map reference **TL4711SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Essex : Harlow**



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www.paulwallace.co.uk