



## Industrial/Warehouse development in Harlow close to Junction 7 of the M11 From 40,000 to 177,000 sq ft

- B1(c)/B2/B8 Uses
- Excellent Access to M11 (J7)
- D&B / Speculative Opportunities
- To Let / For Sale

# HARLOW

Design & build opportunities  
available from

**40,000 to 177,000 sq ft**

- 45 to 65 metre yards with trailer parking
- 2 storey office accommodation
- High quality industrial/warehouse units
- Alternative layouts on request
- BREEAM rating Excellent

## Design & build options

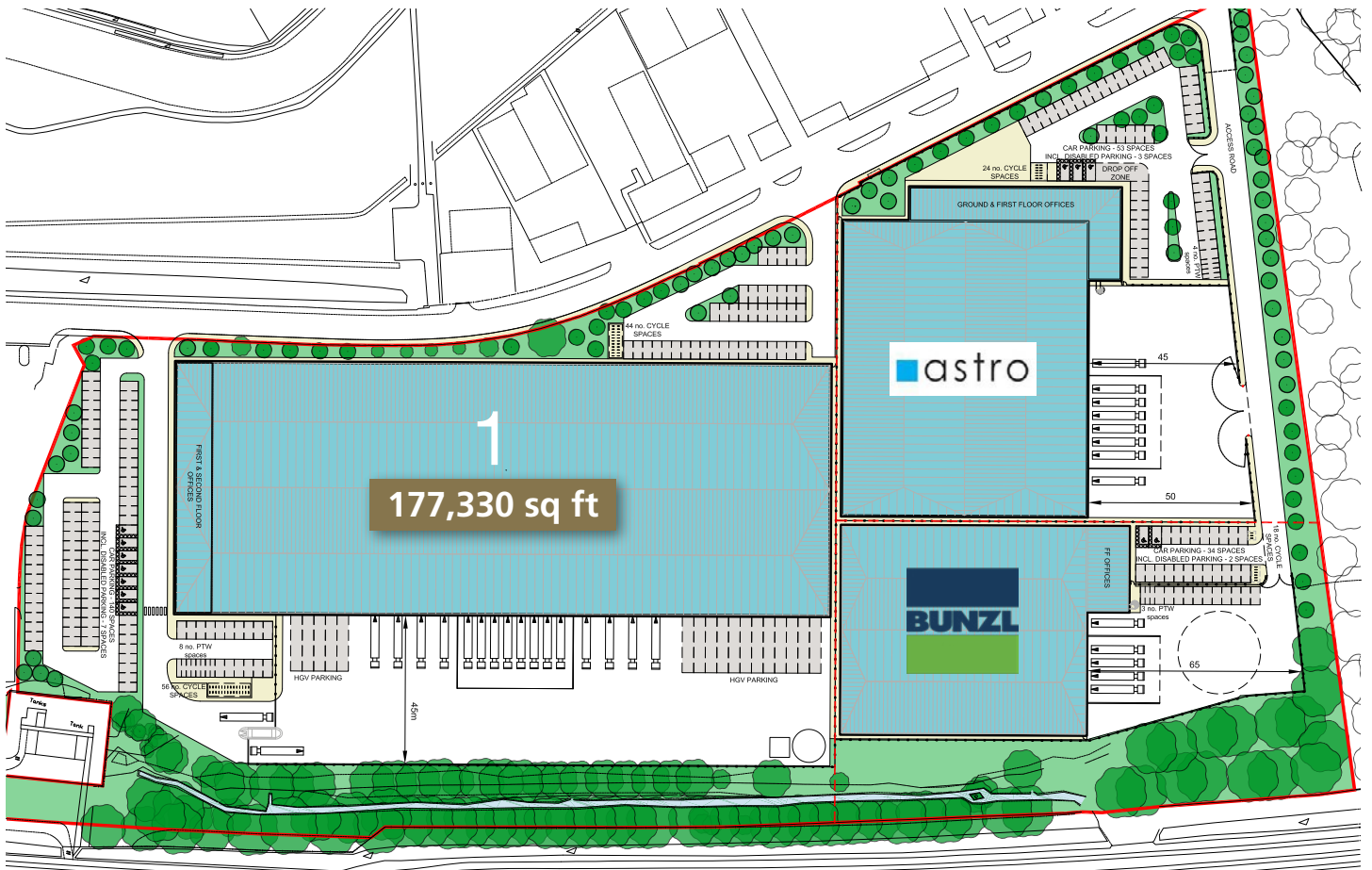
### DELIVERABILITY

Midas offers the opportunity for occupiers to have high quality detached buildings for business, industry or distribution constructed to their own size and specification.



## Option A (GIA)

	Unit 1	Astro	Bunzl
Warehouse	160,290 sq ft	69,700 sq ft	52,480 sq ft
Offices	17,040 sq ft	16,300 sq ft	3,700 sq ft
<b>TOTAL</b>	<b>177,330 sq ft</b>	<b>86,000 sq ft</b>	<b>56,180 sq ft</b>
Plot Area	9.228 acres	4.428 acres	3.272 acres



Indicative Layout  
Not to Scale

### EXTERNAL

- Secure yards
- High quality landscaping
- Designated car parking

### WAREHOUSE

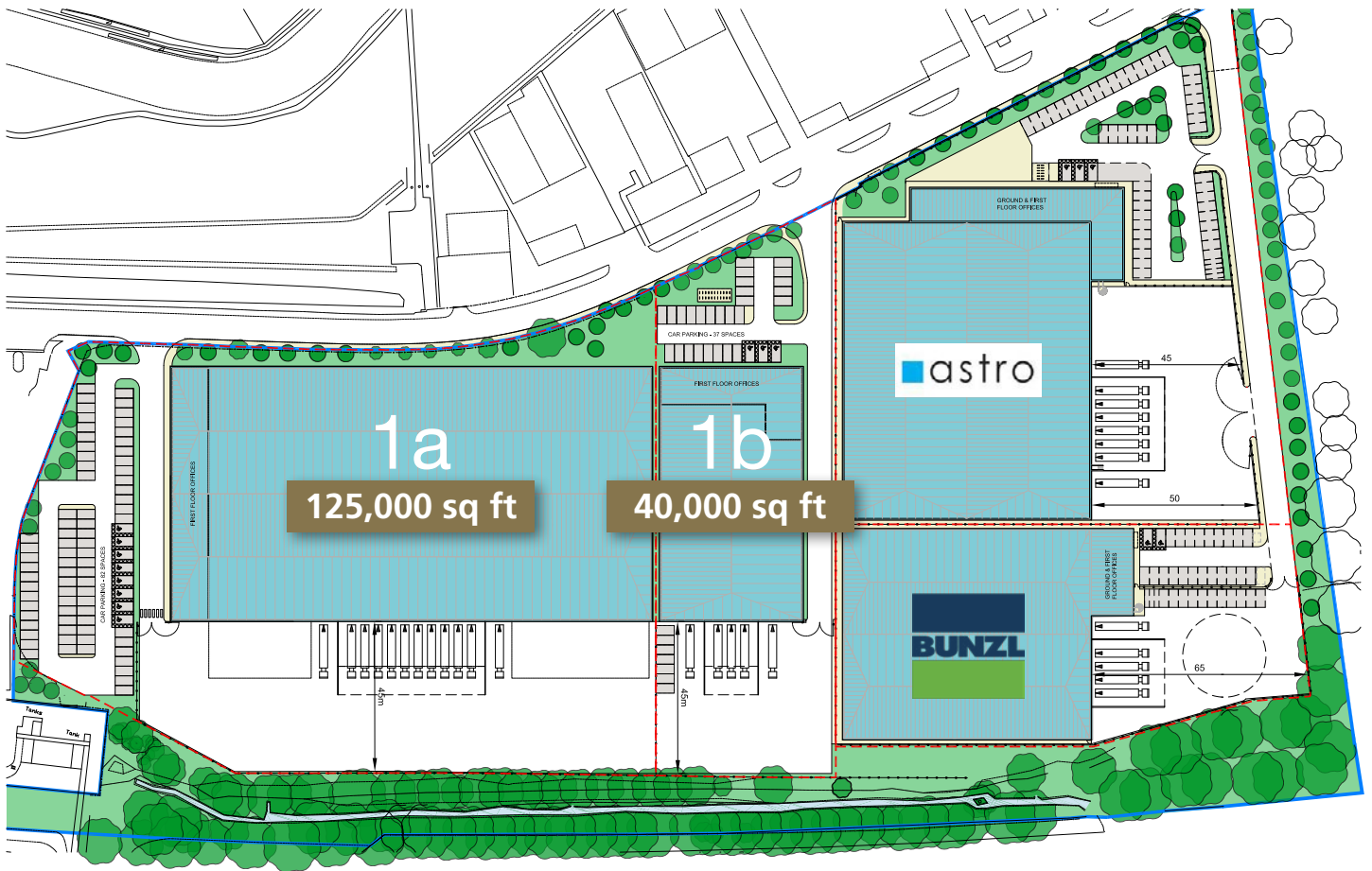
- Eaves height up to 12m
- Surface and dock level loading doors
- Floor loading up to 50kN/sq m

### OFFICE

- High specification accommodation
- LG3 lighting
- Raised floors/suspended ceilings

# Option B (GIA)

	Unit 1a	Unit 1b	Astro	Bunzl
Warehouse	116,480 sq ft	34,030 sq ft	69,700 sq ft	52,480 sq ft
Offices	8,520 sq ft	5,970 sq ft	16,300 sq ft	3,200 sq ft
<b>TOTAL</b>	<b>125,000 sq ft</b>	<b>40,000 sq ft</b>	<b>86,000 sq ft</b>	<b>55,680 sq ft</b>
Plot Area	5.762 acres	2.136 acres	4.428 acres	3.272 acres

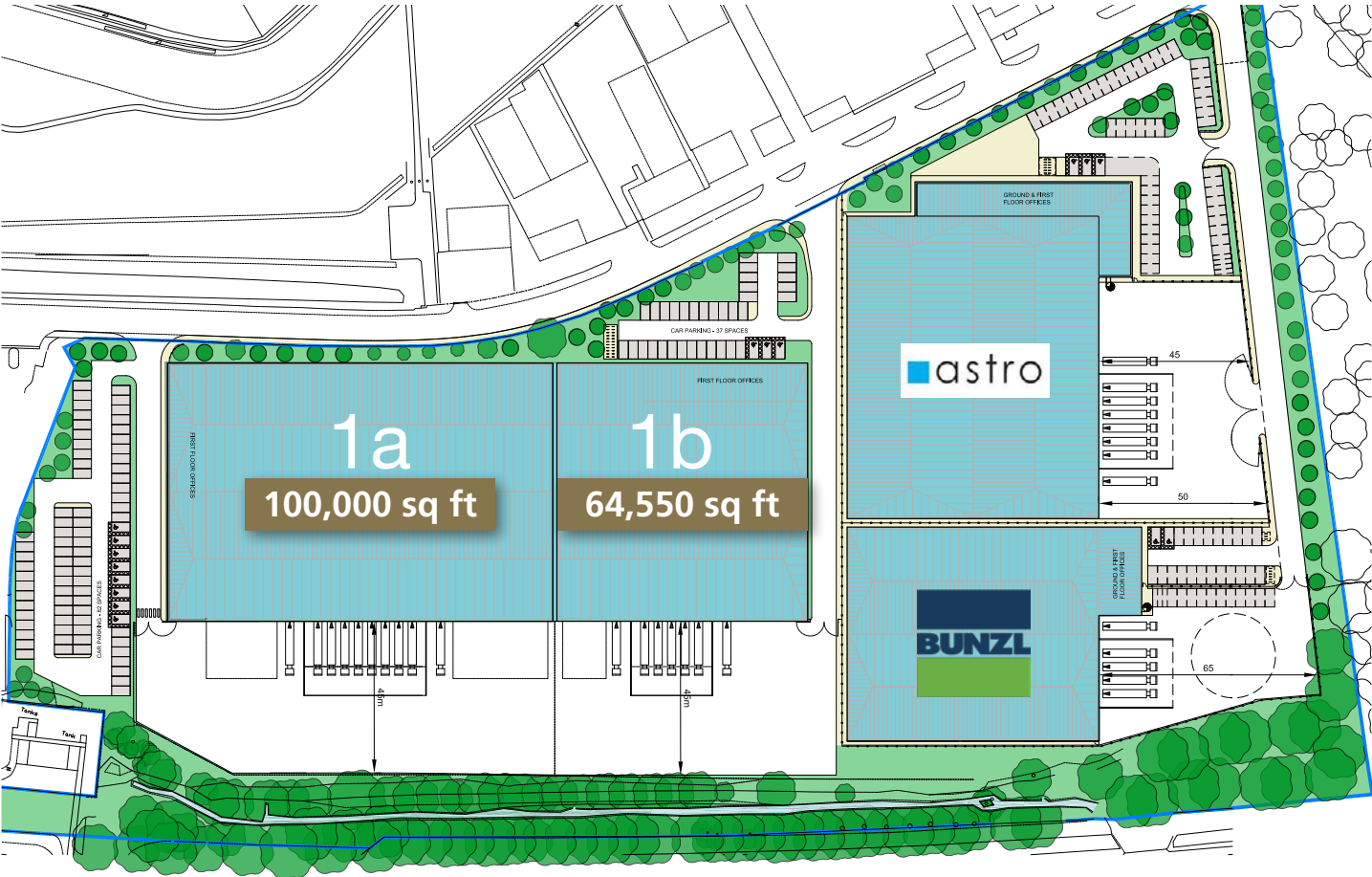


Indicative Layout  
Not to Scale



# Option C (GIA)

	Unit 1a	Unit 1b	Astro	Bunzl
Warehouse	91,480 sq ft	59,130 sq ft	69,700 sq ft	52,480 sq ft
Offices	8,520 sq ft	5,420 sq ft	16,300 sq ft	3,220 sq ft
<b>TOTAL</b>	<b>100,000 sq ft</b>	<b>64,550 sq ft</b>	<b>86,000 sq ft</b>	<b>55,700 sq ft</b>
Plot Area	4.747 acres	3.200 acres	4.428 acres	3.272 acres

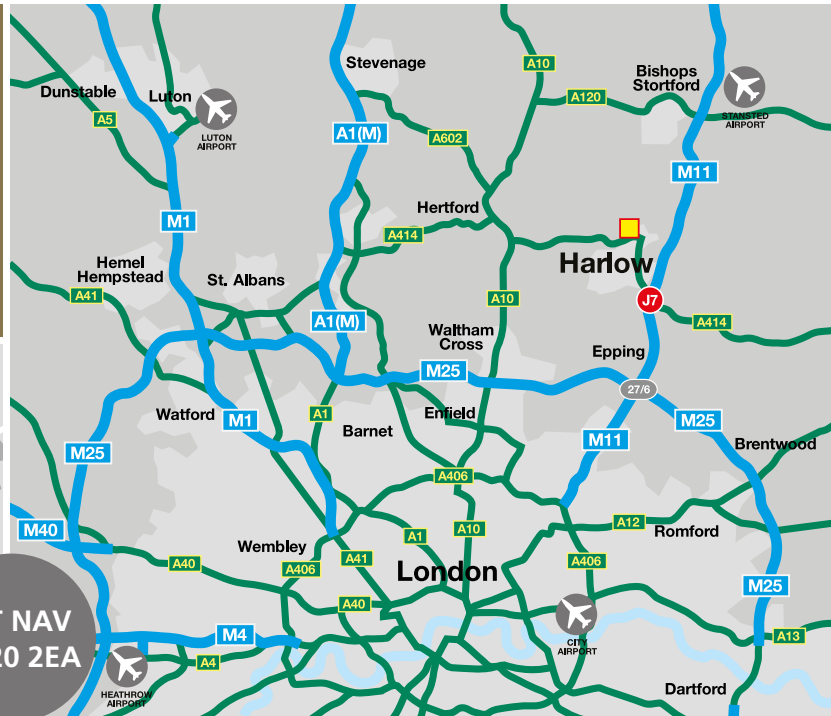


Indicative Layout  
Not to Scale



## LOCATION

Harlow is a proven South East distribution location on the M11 motorway providing fast access to the M25. The property is situated in River Way within the established Templefields industrial area of Harlow. River Way is generally regarded as the premier distribution location within Harlow Town.



SAT NAV  
CM20 2EA

## DEMOGRAPHICS

Harlow's labour market shows a compelling story for occupiers looking to locate to the area.



574,000 people live within a 30 minute drive time of the Harlow site.



64% of those people are of working age.



Average gross pay is approximately 13% less than the wider South East.



Unemployment is currently 4.1% in comparison to the wider South East at 3.4% showing a readily available source of labour.

Source: Office of National Statistics, Nomis.

## COMMUNICATIONS

Harlow Mill	1 mile
J7 - M11	4 miles
J27 - M25	9 miles
Stansted Airport	16 miles
Central London	25 miles
Dartford River Crossing	30 miles
Cambridge	39 miles

## FURTHER INFORMATION

Further information, plans and specifications are available on a bespoke basis through our joint sole agents.

## TERMS

Completed buildings are available to let or for sale.



www.dww.co.uk

Simon Beeton: 01279 620 225  
scb@dww.co.uk



www.colliers.com/uk/industrial

Ahktar Alibhai: +44 20 7344 6583  
ahktar.alibhai@colliers.com

Len Rosso: +44 20 7487 1765  
len.rosso@colliers.com