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HOWARD WAY ■ HARLOW ■ CM20 2SU ■ /// GLEE.TAKEN.CRIB



CANMOOR

TARGETING
NET ZERO CARBON
DEVELOPMENT

READY FOR
OCCUPATION
Q2 2026

Five New Industrial / Warehouse Units

14,600 - 37,530 sq ft

- Established employment location
- Close proximity to M11 & M25
- Targeting BREEAM 'Excellent'
- Planning consent for Eg(iii), B2 and B8 uses
- Prominent position
- Targeting EPC A

HARLOW

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LOCAL AMENITIES

Travelodge Iceland

HOMEbase GREGGS

cineworld Holiday Inn

KFC TESCO



HARLOW

SPECIFICATION



LEVEL
ACCESS DOORS



9-10M
EAVES HEIGHTS



50KN/M2 FLOOR
LOADING



UP TO 35M
YARD



ABILITY TO COMBINE
UNITS 1&2 AND 3&4



OFFICE VRF HEATING
AND COOLING



STAFF WELFARE
ACCOMMODATION



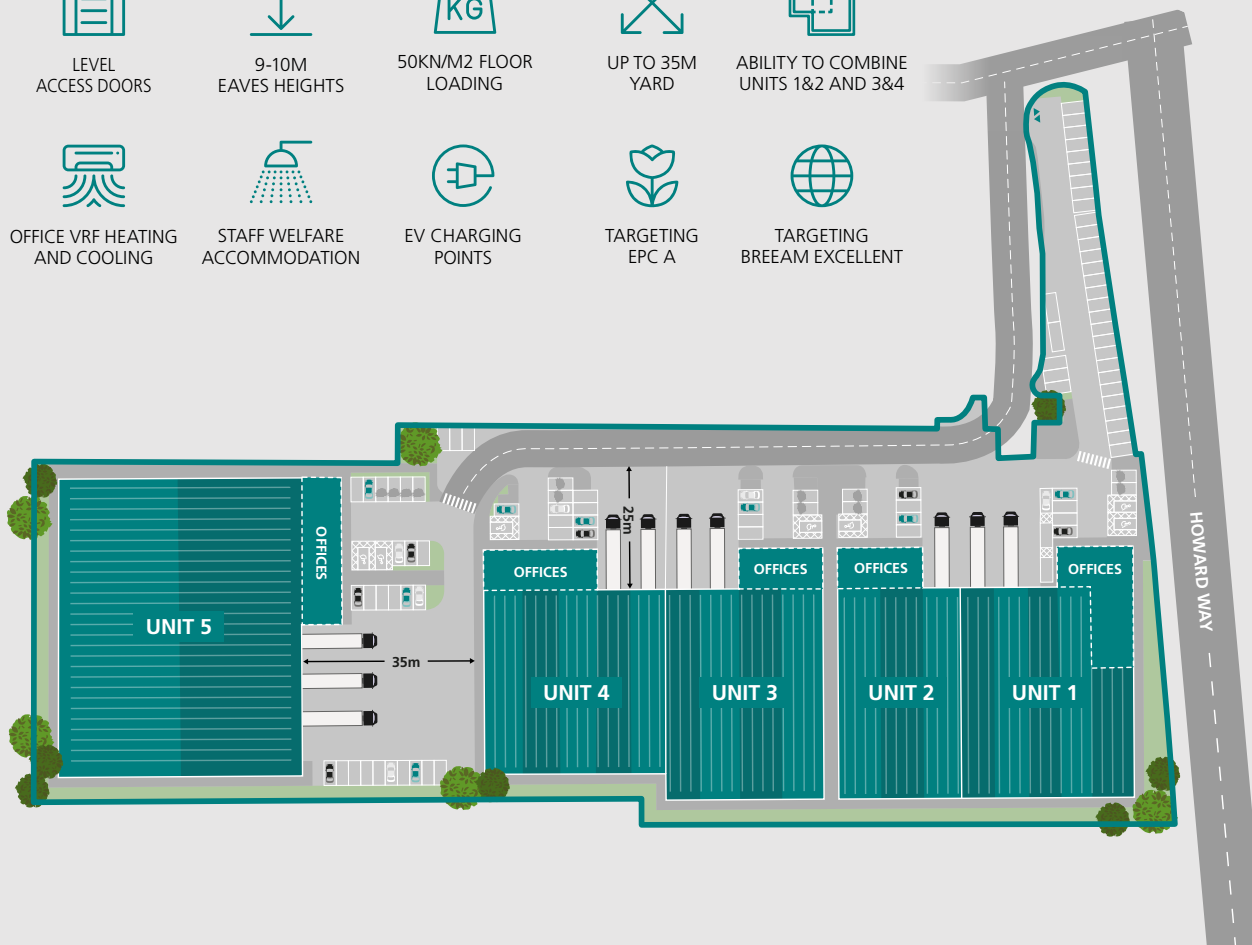
EV CHARGING
POINTS



TARGETING
EPC A



TARGETING
BREEAM EXCELLENT



ACCOMMODATION (GEA)

UNIT 1	SQ FT	SQ M
Warehouse	17,490	1,625
FF Office	2,970	276
Total	20,460	1,901
Car Parking		16
Loading Doors		2
Eaves Height		9M
Power Supply		200KVA

UNIT 2	SQ FT	SQ M
Warehouse	12,955	1,207
FF Office	1,645	153
Total	14,600	1,356
Car Parking		13
Loading Door		1
Eaves Height		9M
Power Supply		150KVA

UNIT 3	SQ FT	SQ M
Warehouse	16,110	1,497
FF + SF Offices	1,625	151
Total	17,735	1,648
Car Parking		15
Loading Doors		2
Eaves Height		9M
Power Supply		200KVA

UNIT 4	SQ FT	SQ M
Warehouse	17,015	1,581
FF + SF Offices	2,205	205
Total	19,220	1,786
Car Parking		19
Loading Doors		3
Eaves Height		9M
Power Supply		200KVA

UNIT 5	SQ FT	SQ M
Warehouse	34,680	3,222
FF + SF Offices	2,850	265
Total	37,530	3,487
Car Parking		37
Loading Doors		3
Eaves Height		10M
Power Supply		350KVA

HARLOW

LOCATION

Harlow is a proven South East distribution location on the M11 motorway providing fast access to the M25 via M11 J7 and the new J7A. The property is situated on Howard Way within an established industrial area of Harlow.

DRIVING DISTANCES



Harlow Town Railway Station	0.8 miles
Harlow Mill Railway Station	1.4 miles
M11 J7a	3.3 miles
M11 J7	3.4 miles
M25 J27	9.0 miles
Stansted Airport	16.0 miles
Central London	25.0 miles
Cambridge	39.0 miles

Source: Google Maps

DEMOGRAPHICS



574,000 people live within a 30 minute drive time.

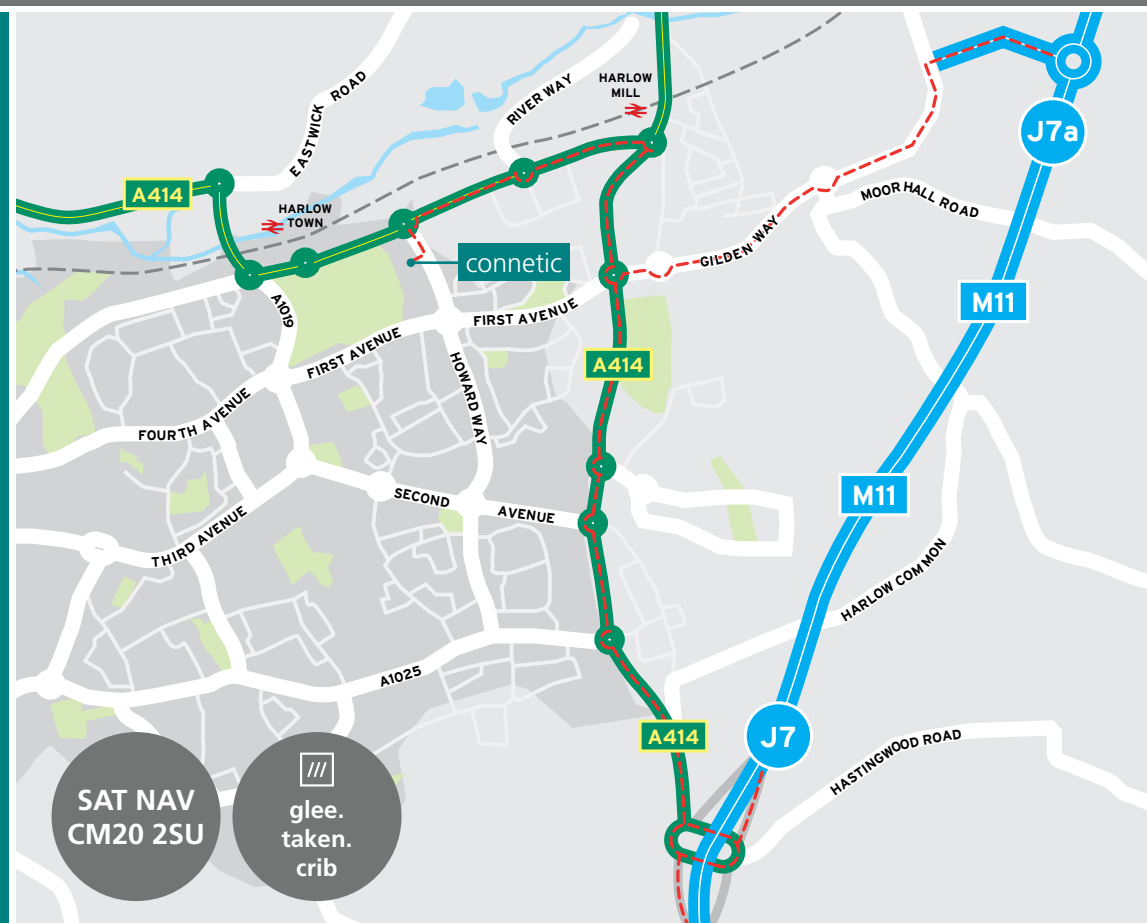


Average gross pay is approximately 13% less than the wider South East.



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

Source: Nomis



FURTHER INFORMATION

The units are available on new FRI leases.

PLANNING

Planning consent for Eg(iii), B2 and B8 uses.

DTRE
020 3328 9080
www.dtre.com

Richard Harman
07776 200 143
richard.harman@dtre.com
Hugh Stanton
07730 357 434
hugh.stanton@dtre.com

CBRE
0207 182 2000
www.cbre.co.uk

Alex Schofield
07971 067 984
alex.schofield@cbre.com
Nathan Boyle
07554 779 939
nathan.boyle@cbre.com

Olivia Newport
07920 822 081
olivia.newport2@cbre.com