

unit 2 midas

RIVER WAY ■ HARLOW ■ CM20 2EA

CANMOOR

NET ZERO
CARBON IN
CONSTRUCTION

COMPLETION
APRIL 2023



Computer Generated Image

Industrial / Warehouse Unit in Harlow Close to Junction 7 of the M11

89,442 sq ft (8,309.5 sq m) **TO LET**

- 50 metre yard with trailer parking
- Target BREEAM rating very good
- Net zero carbon in construction
- 4 miles from M11 J7
- High quality offices
- Self-contained unit
- B2/B8/E uses
- 56 car parking spaces
- 50 kN/m2 floor loading

HARLOW

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Unit 2 to provide **89,442 sq ft** of high quality industrial / distribution warehouse space



BREEAM RATING
VERY GOOD



NET ZERO CARBON
IN CONSTRUCTION



ELECTRIC CAR
CHARGING POINTS



PV PANELS



ENHANCED HEATING &
COOLING SYSTEMS



LOW ENERGY
LED LIGHTING



PIR LIGHTING CONTROLS
OFFICE & CORE AREAS

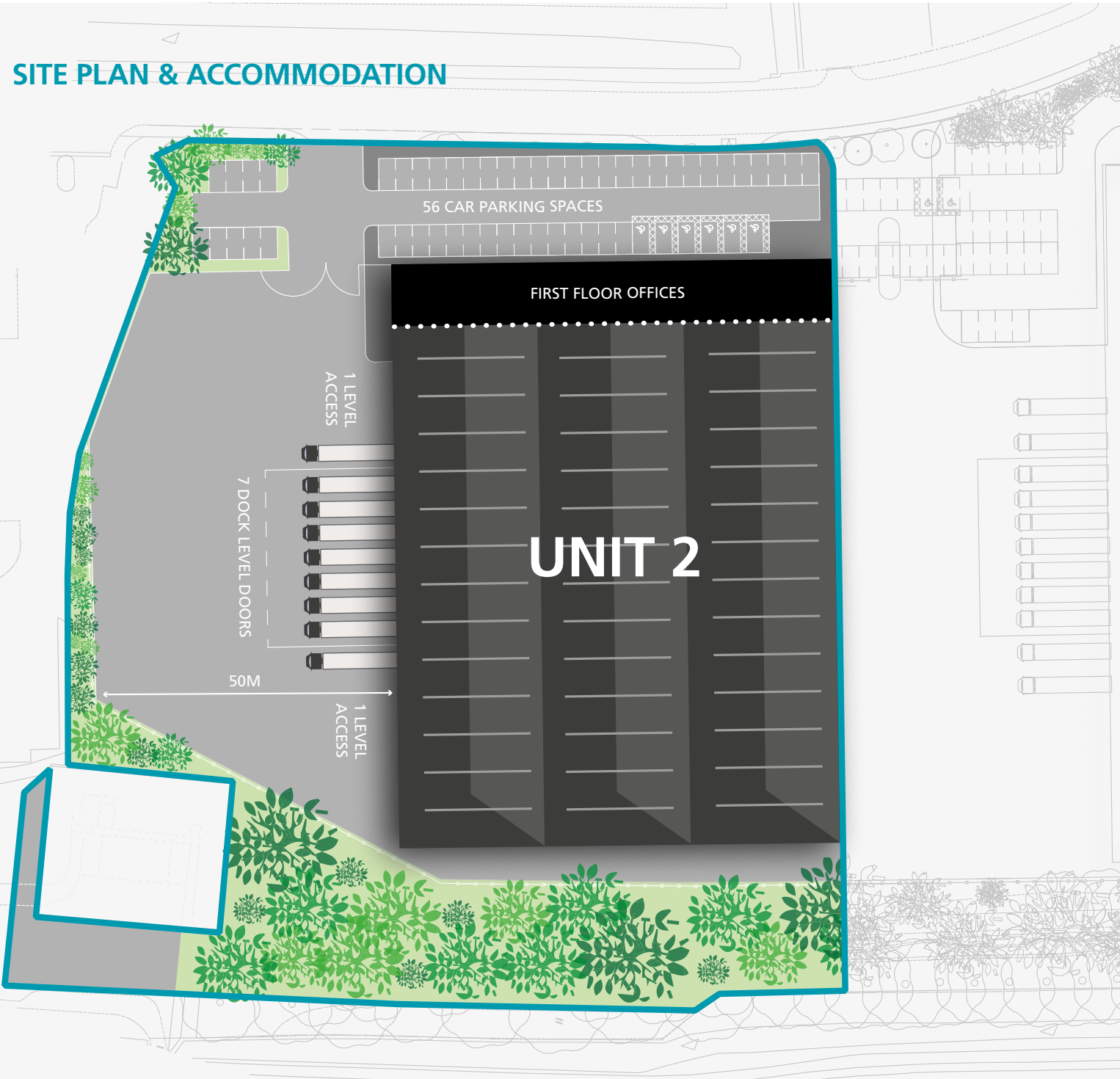


SUSTAINABLE
TRANSPORT

Indicative Image

HARLOW

SITE PLAN & ACCOMMODATION



UNIT 2 (GEA)

Warehouse

First Floor Offices

89,442 SQ FT	8,309.5 SQ M
80,418 SQ FT	7,471.1 SQ M
9,024 SQ FT	838.4 SQ M



7 DOCK & 2 LEVEL

ACCESS DOORS



12M EAVES

HEIGHT



50M

YARD DEPTH

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SITUATED ON RIVER WAY

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 River Way within the established Templefields industrial area of Harlow. River Way is generally regarded as the premier distribution location within Harlow Town.

COMMUNICATIONS

Harlow Mill Railway Station	0.8 miles
J7a - M11	3.1 miles
J7 - M11	4.0 miles
J27 - M25	9.0 miles
Stansted Airport	16.0 miles
Central London	25.0 miles
Dartford River Crossing	30.0 miles
Cambridge	39.0 miles



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.



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



64% of those people are of working age.



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.

FURTHER INFORMATION

Further information, plans and specifications are available through our joint sole agents.

TERMS

Completed buildings are available to let.

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