



Industrial/Warehouse development in Harlow close to Junction 7 of the M11

56,000 and 120,000 sq ft **TO LET**

- 4 miles from M11 J7
- High quality offices
- Self-contained units
- B2/B8/E Uses
- D&B / Speculative opportunities
- Detailed planning consent

HARLOW

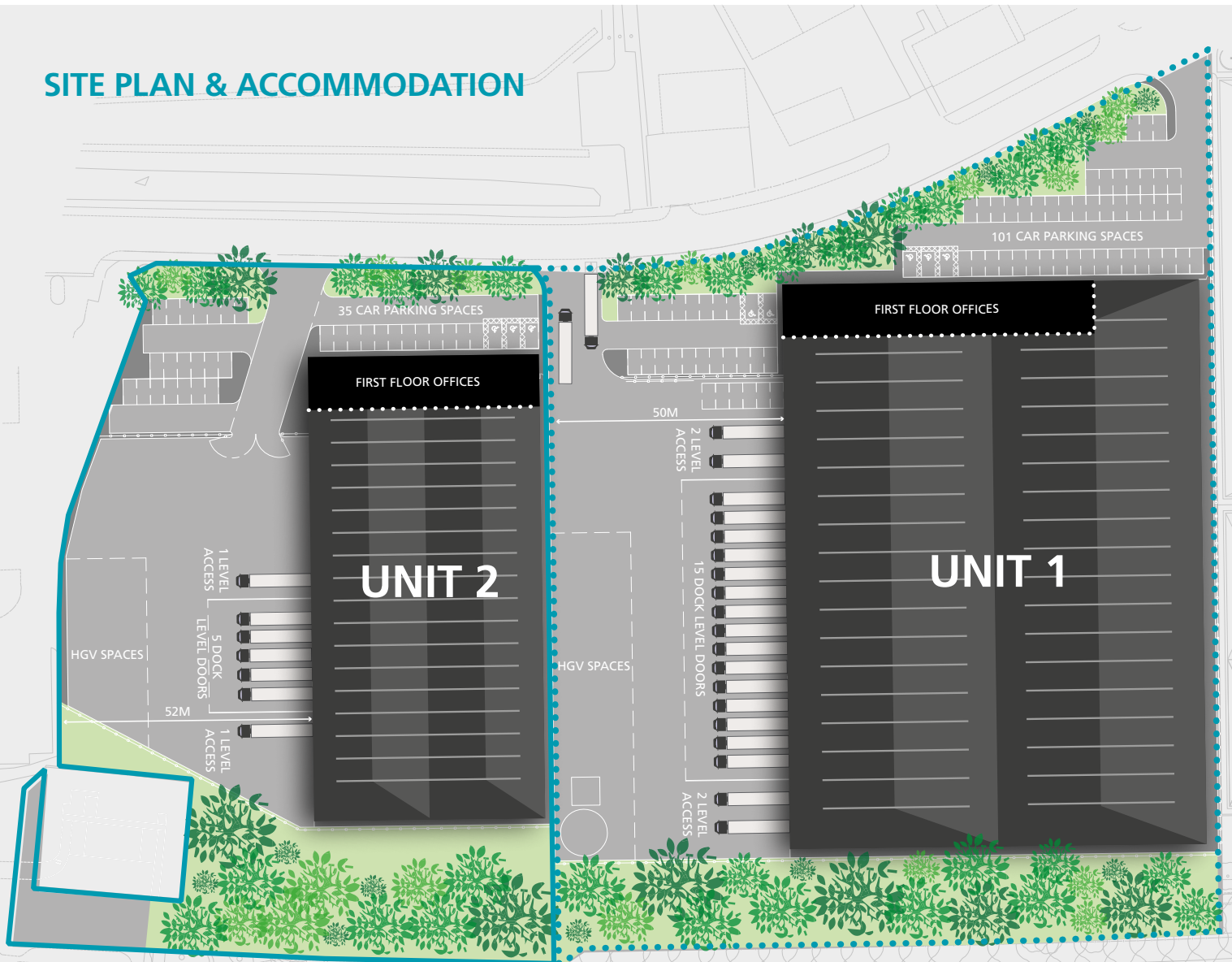
Design & build opportunities available from **56,000 to 120,000 sq ft**

- Each unit fully self-contained
- 50 to 52 metre yards with trailer parking
- High quality offices
- Alternative layouts on request
- BREEAM rating very good

Indicative Image

HARLOW

SITE PLAN & ACCOMMODATION



UNIT 1

Warehouse
First Floor Offices

120,033 SQ FT

112,613 SQ FT
7,420 SQ FT

11,151 SQ M

10,462 SQ M
689 SQ M

UNIT 2

Warehouse
First Floor Offices

55,989 SQ FT

50,564 SQ FT
5,425 SQ FT

5,202 SQ M

4,698 SQ M
504 SQ M



15 DOCK & 4 LEVEL
ACCESS DOORS



12M EAVES
HEIGHT



50M
YARD DEPTH



5 DOCK & 2 LEVEL
ACCESS DOORS



10M EAVES
HEIGHT



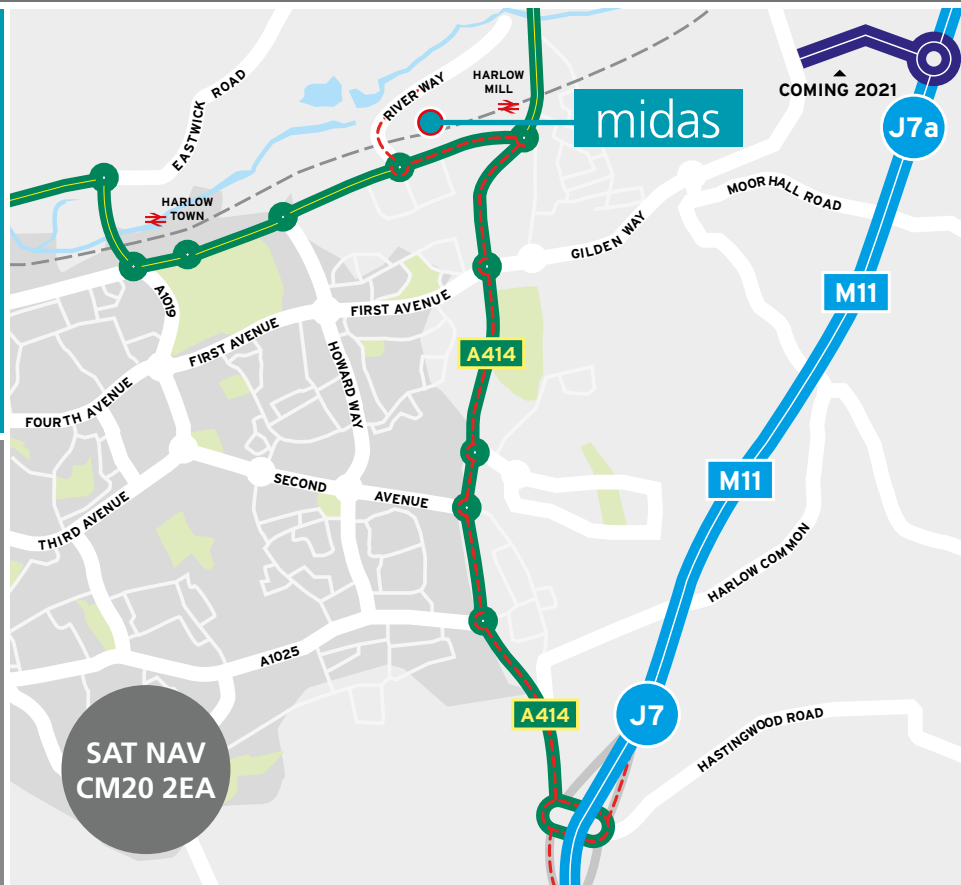
52M
YARD DEPTH

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 coming 2021. 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.

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 on a bespoke basis through our joint sole agents.

TERMS

Completed buildings are available to let or for sale.

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