

TARGETING  
NET ZERO CARBON  
DEVELOPMENT

READY FOR  
OCCUPATION  
Q1 2026



# Five New Industrial / Warehouse Units

13,760 sq ft — 35,950 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



To M40 J7A  
3 Mins 3.3 Miles

## LOCAL AMENITIES

- Travelodge
- Iceland
- HOMEBASE
- GREGGS
- cineworld
- Holiday Inn
- KFC
- TESCO
- bp
- McDonald's
- ALDI
- TOBY CARVERY

To M11 J7  
3 Mins 3.4 Miles

# 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



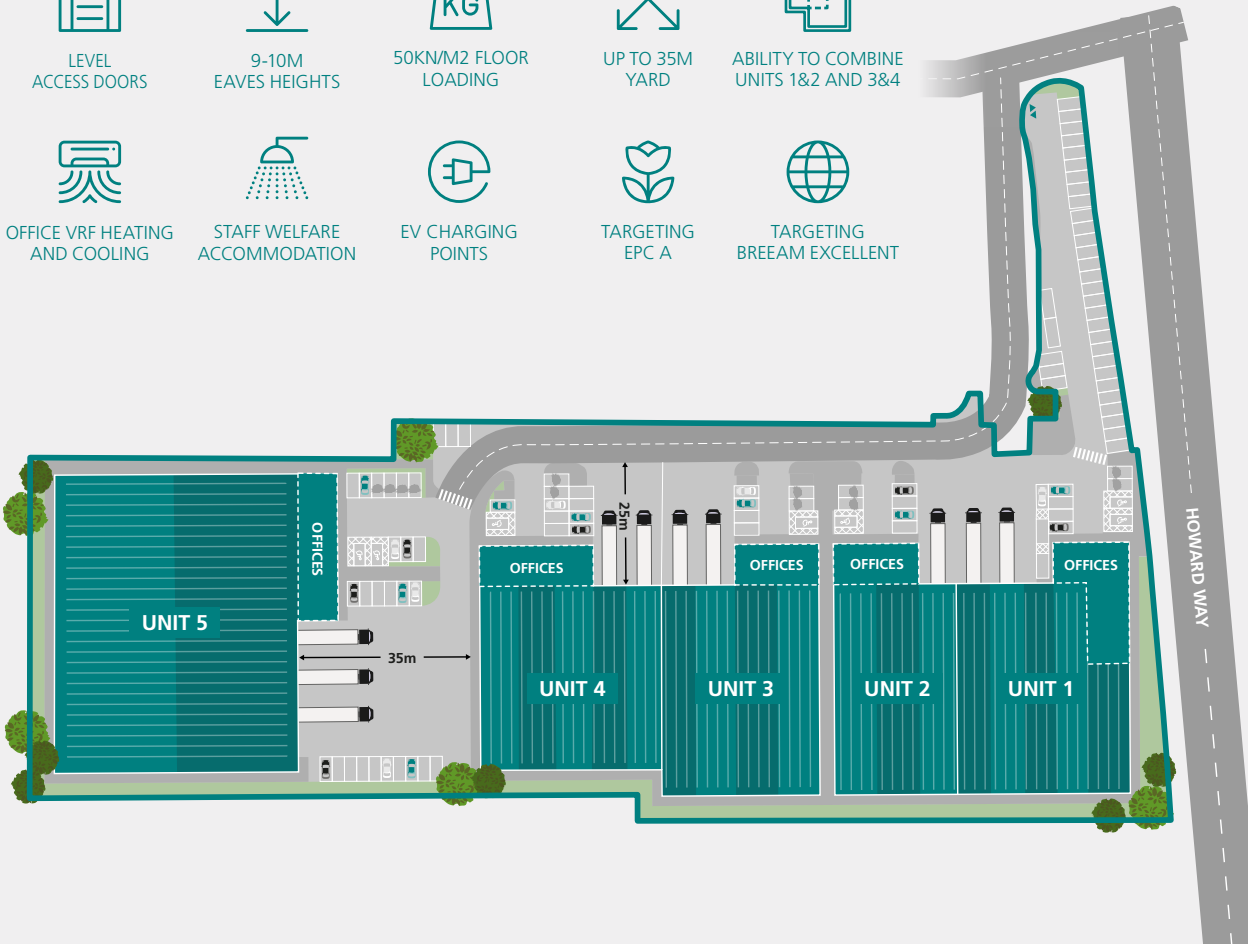
EV CHARGING POINTS



TARGETING EPC A



TARGETING BREEAM EXCELLENT



## ACCOMMODATION (GEA)

UNIT 1	SQ FT	SQ M	UNIT 2	SQ FT	SQ M
Warehouse	16,750	1,556	Warehouse	12,360	1,148
FF Office	2,600	242	FF Office	1,400	130
<b>Total</b>	<b>19,350</b>	<b>1,798</b>	<b>Total</b>	<b>13,760</b>	<b>1,278</b>
Car Parking		16	Car Parking		13
Loading Doors		2	Loading Door		1
Eaves Height		9M	Eaves Height		9M
Power Supply		200KVA	Power Supply		150KVA
UNIT 3	SQ FT	SQ M	UNIT 4	SQ FT	SQ M
Warehouse	15,370	1,428	Warehouse	16,300	1,514
FF + SF Offices	1,380	128	FF + SF Offices	1,900	177
<b>Total</b>	<b>16,750</b>	<b>1,556</b>	<b>Total</b>	<b>18,200</b>	<b>1,691</b>
Car Parking		15	Car Parking		19
Loading Doors		2	Loading Doors		3
Eaves Height		9M	Eaves Height		9M
Power Supply		200KVA	Power Supply		200KVA
UNIT 5	SQ FT	SQ M			
Warehouse	33,500	3,112			
FF + SF Offices	2,450	228			
<b>Total</b>	<b>35,950</b>	<b>3,340</b>			
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.

## 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.

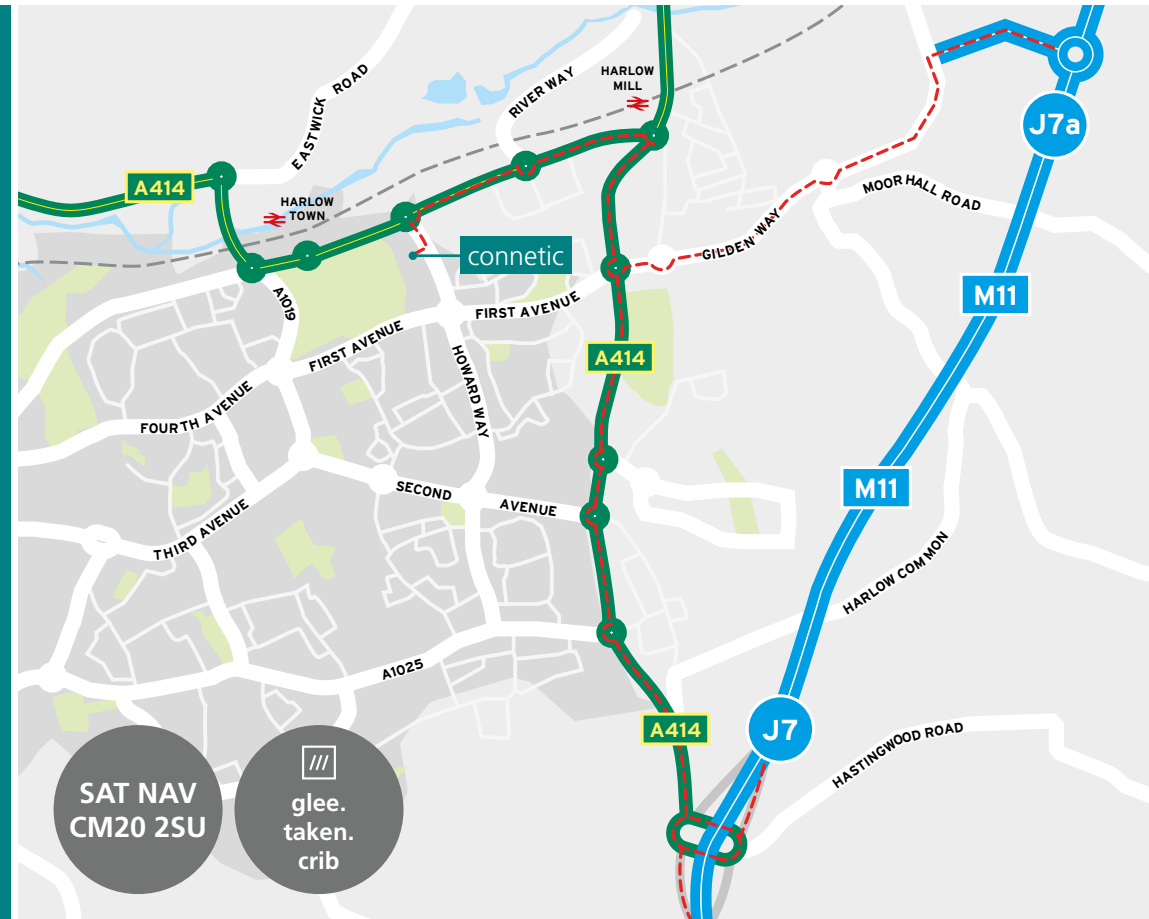
## DRIVING DISTANCES



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

Source: Nomis



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## FURTHER INFORMATION

The units are available on new FRI leases.

## PLANNING

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

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