

TEMPLE HOUSE, HARLOW, CM20 2TS

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110,795 SQ FT & 84,098 SQ FT
INDUSTRIAL / LOGISTICS UNITS
TO BE SPECULATIVELY DEVELOPED

AVAILABLE FROM **Q4 2026**

AXEL

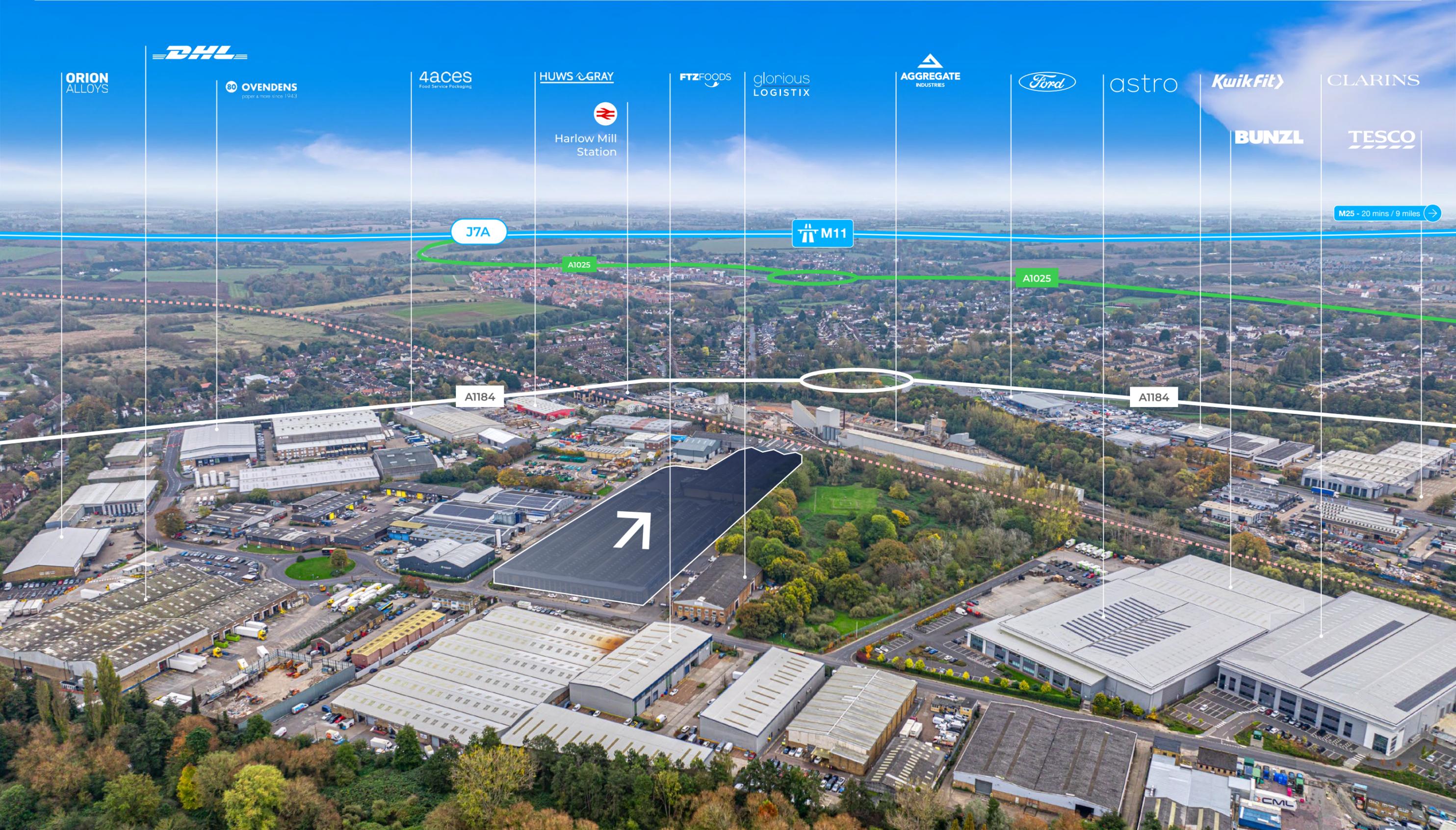
STOFORD

MLM Harlow

MLM Harlow is strategically located just outside Harlow town centre, offering excellent access to the national motorway network. With Junction 7A of the M11 only 8 minutes away, you're quickly connected to Junction 27 of the M25, making this site a prime choice for industrial and logistics operations.

MLM Harlow will provide state of the art new build logistics and manufacturing accommodation, constructed using the latest materials and technology.





ORION ALLOYS



80 OVENDENS
paper & more since 1943

4aces
Food Service Packaging

HUWS & GRAY



Harlow Mill Station

FTZ FOODS

glorious LOGISTIX

AGGREGATE INDUSTRIES



astro

KwikFit

CLARINS

BUNZL

TESCO

J7A

M11

M25 - 20 mins / 9 miles →

A1025

A1025

A1184

A1184



→ A414
4 mins / 1.4 miles

→ Harlow Mill
5 mins / 1.6 miles

→ Harlow Centre
8 mins / 3.2 miles

→ M11 J7A
8 mins / 4.2 miles

→ M25
20 mins / 9 miles

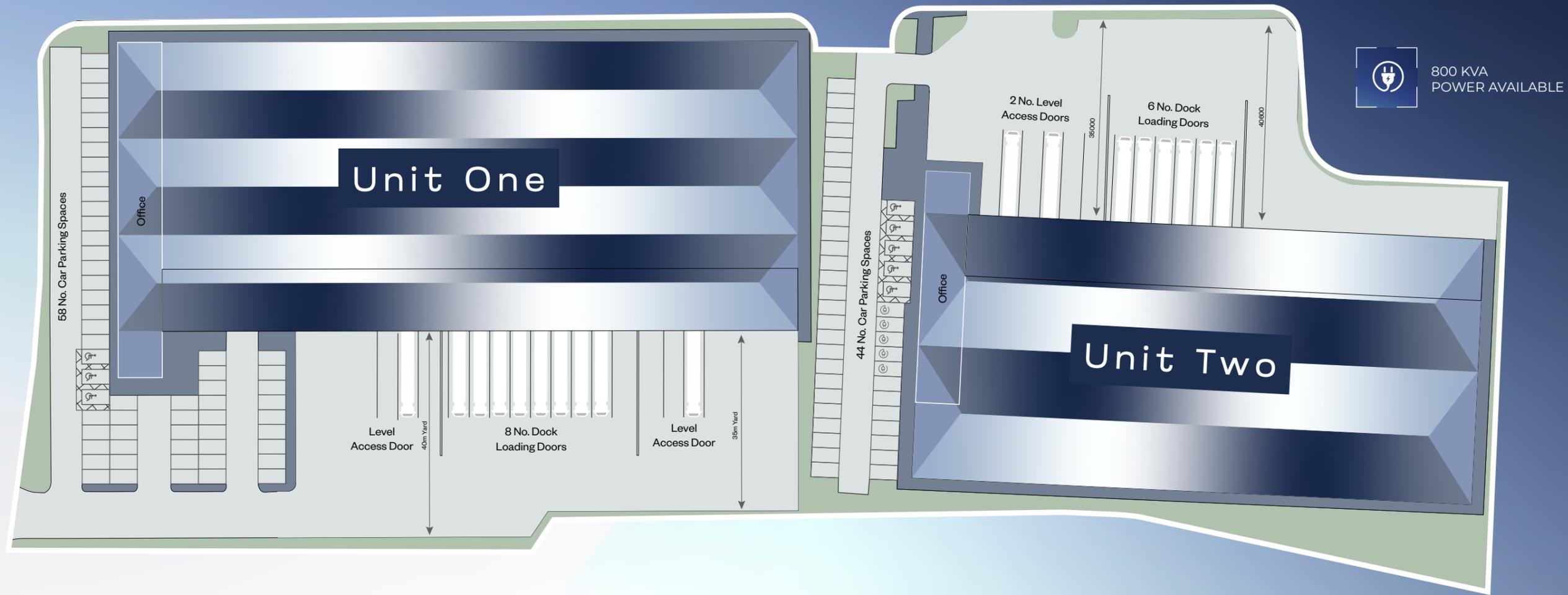
UNIT TWO	AREA (SQ FT)	AREA (SQ M)
Warehouse	62,063	5,766
Offices	9,146	850
Mezzanine	12,889	1,197
Total (GEA)	84,098	7,813

UNIT ONE	AREA (SQ FT)	AREA (SQ M)
Warehouse	81,704	7,590
Offices	13,180	1,224
Mezzanine	15,911	1,478
Total (GEA)	110,795	10,293



ELEVATE YOUR OPERATIONS
WITH OUR NEW WAREHOUSE/
LOGISTICS FACILITY:
PREMIUM QUALITY AND
UNRIVALED SPECIFICATIONS

Indicative subject to planning



Unit One

Unit Two



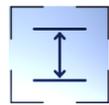
8 DOCK LEVEL
LOADING DOORS



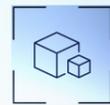
2 LEVEL ACCESS
LOADING DOORS



PV PANELS
ROOF COVER



12M CLEAR INTERNAL
EAVES HEIGHT



6 DOCK LEVEL
LOADING DOORS



2 LEVEL ACCESS
LOADING DOORS



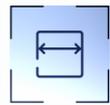
PV PANELS
ROOF COVER



12M CLEAR INTERNAL
EAVES HEIGHT



BREEAM
EXCELLENT



40M YARD
DEPTH



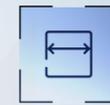
EPC A
RATING



58 PARKING
SPACES



BREEAM
EXCELLENT



40M YARD
DEPTH



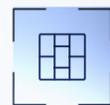
EPC A
RATING



44 PARKING
SPACES



50KN FLOOR
LOADING



50KN FLOOR
LOADING

LOGISTICS MADE EASY

574,000 PEOPLE LIVE WITHIN
A 30 MINUTE DRIVE TIME OF ICON
HARLOW, 64% OF WHICH ARE OF
WORKING AGE



POPULATION WITHIN A 1 HOUR DRIVE
TIME IS EXPECTED TO INCREASE 5.1%
QUICKER THAN THE NATIONAL
AVERAGE IN THE NEXT 10 YEARS

5.1%

AVERAGE GROSS PAY IS
APPROXIMATELY 13% LESS THAN
THE WIDER SOUTH EAST



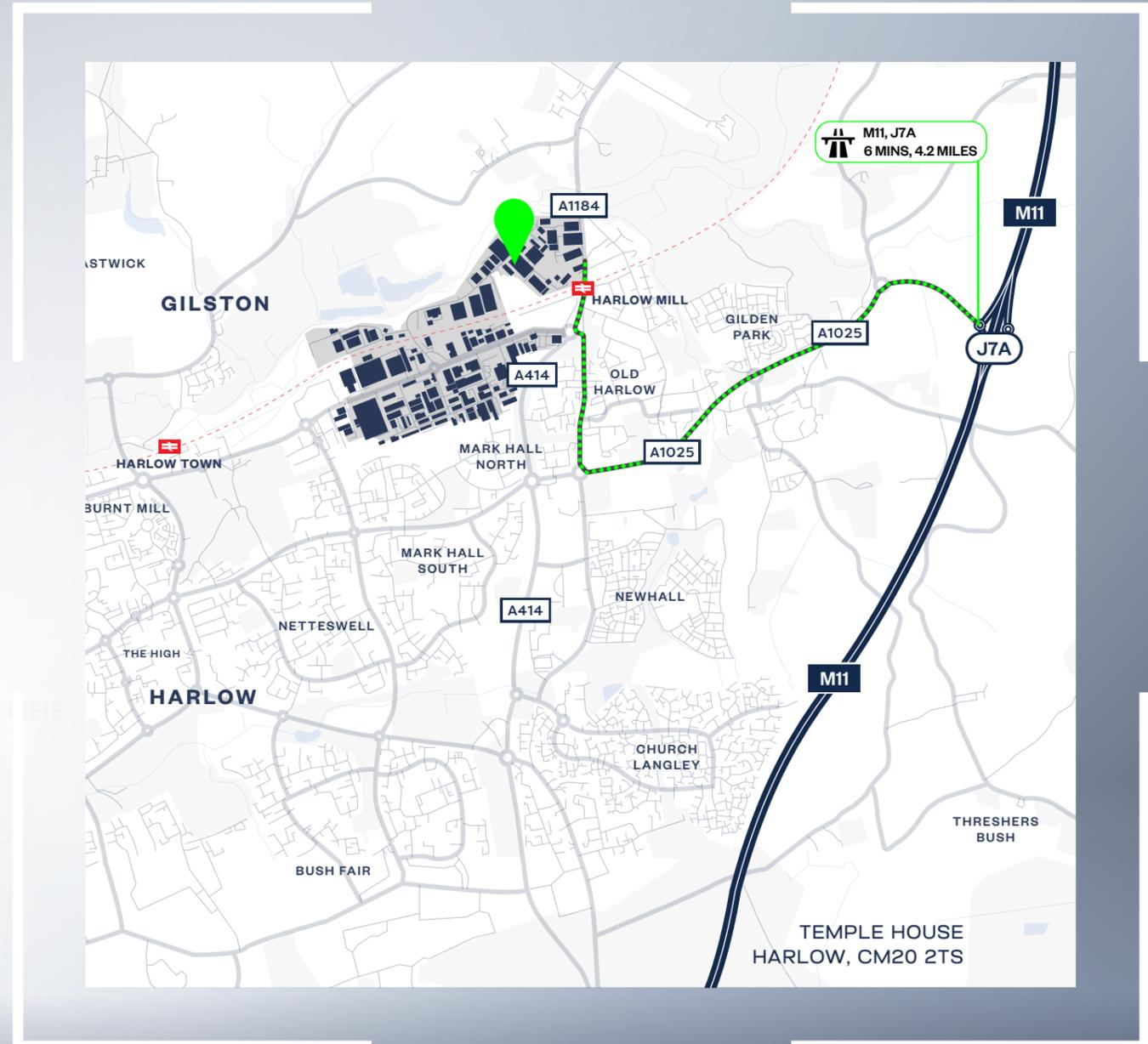
UNEMPLOYMENT IS CURRENTLY 4.1% IN
COMPARISON TO THE WIDER SOUTH
EAST AT 3.4% SHOWING A READILY
AVAILABLE SOURCE OF LABOUR.

4.1%

8 MINUTE DRIVE TO JUNCTION 7A
OF THE M11 & 30 MINUTES TO LONDON
LIVERPOOL STREET STATION BY TRAIN



PRIME ACCESS, PRIME LOCATION: YOUR GATEWAY TO EFFORTLESS LOGISTICS & INDUSTRIAL OPERATIONS



LOCATION	MILES	BY ROAD	MILES	BY BOAT	MILES
Chelmsford	20	M11 J7A	3.8	Purfleet Docks	12
Luton	30	M25 J27	9	Port of Tilbury	30
London	31	A1 J4	17	London Gateway	54
Watford	35	A12 J17	23	Port of Harwich	63
Colchester	44				
Ipswich	60				
BY AIR				MILES	
		London Stansted			12
		London Luton			30
		London Heathrow			54

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