

TEMPLE HOUSE, HARLOW, CM20 2TS

MLM

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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**



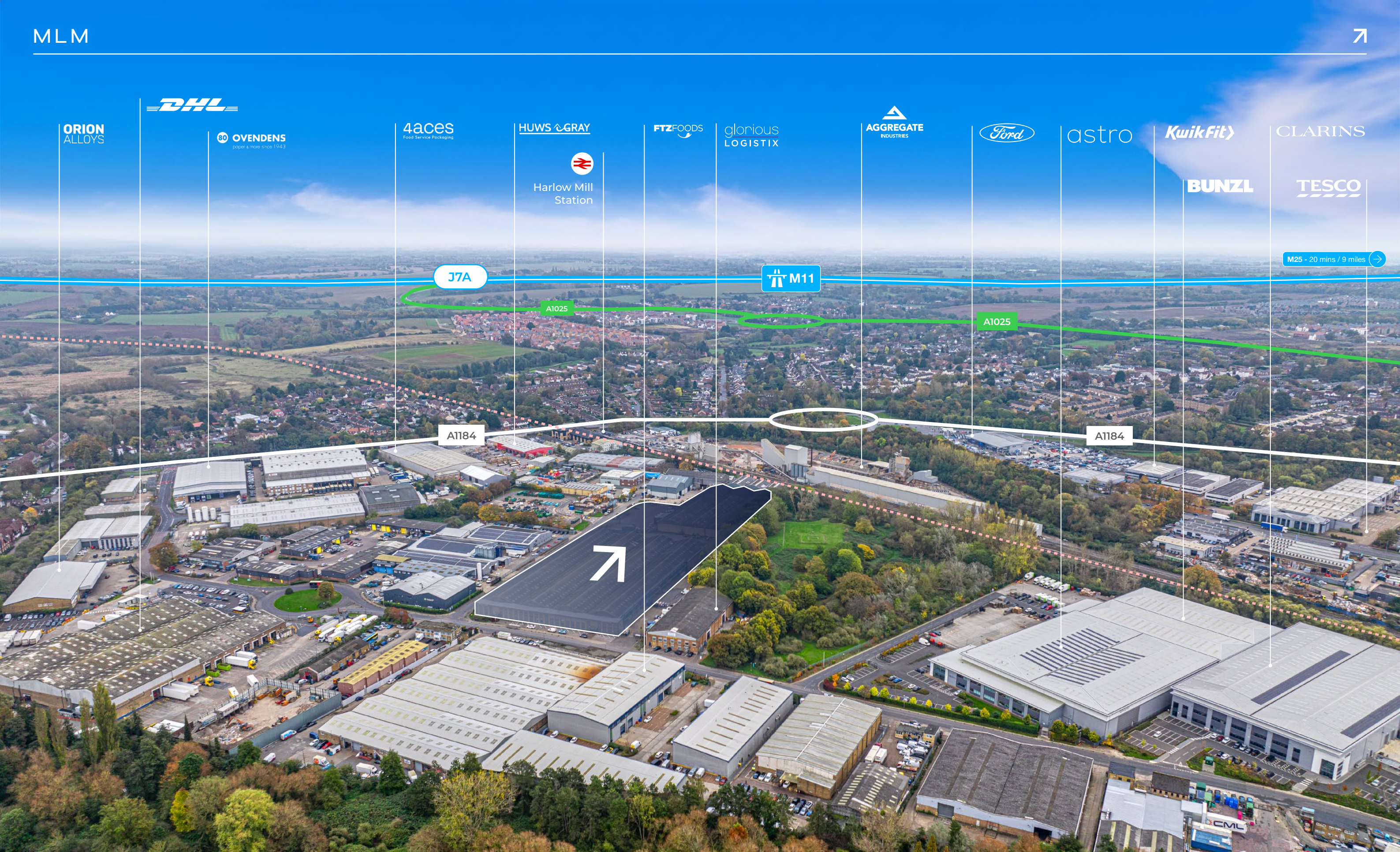
# MLM Harlow

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

DHL

80 OVENDENS  
paper & more since 1943

4aces  
Food Service Packaging

HUWS & GRAY



Harlow Mill  
Station

FTZFOODS

glorious  
LOGISTIX

AGGREGATE  
INDUSTRIES

Ford

astro

KwikFit

CLARINS

BUNZL

TESCO

J7A

A1025

M11

A1025

A1184

A1184

M25 - 20 mins / 9 miles →



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

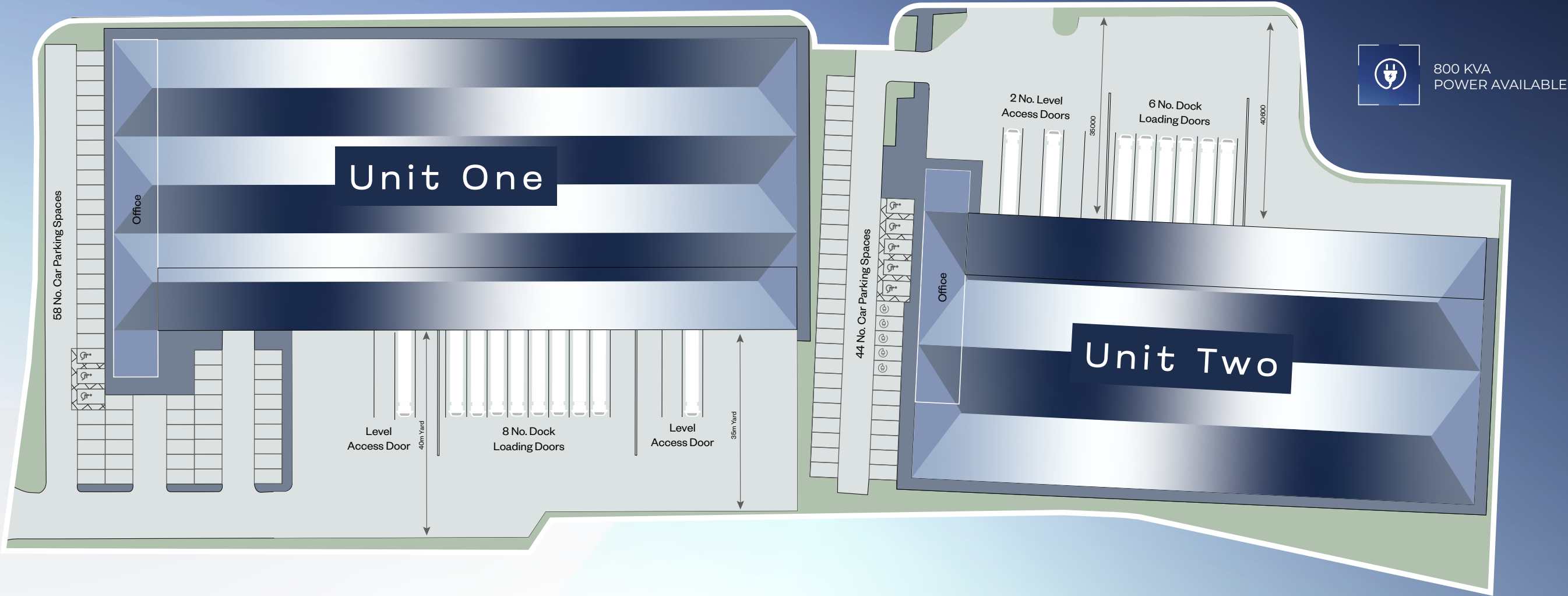
UNIT ONE	AREA (SQ FT)	AREA (SQ M)
Warehouse	81,704	7,590
Offices	13,180	1,224
Mezzanine	15,911	1,478
Total (GEA)	110,795	10,293



Indicative subject to planning


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






Unit One


Unit Two




8 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




50KN FLOOR  
LOADING




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



44 PARKING  
SPACES



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



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.

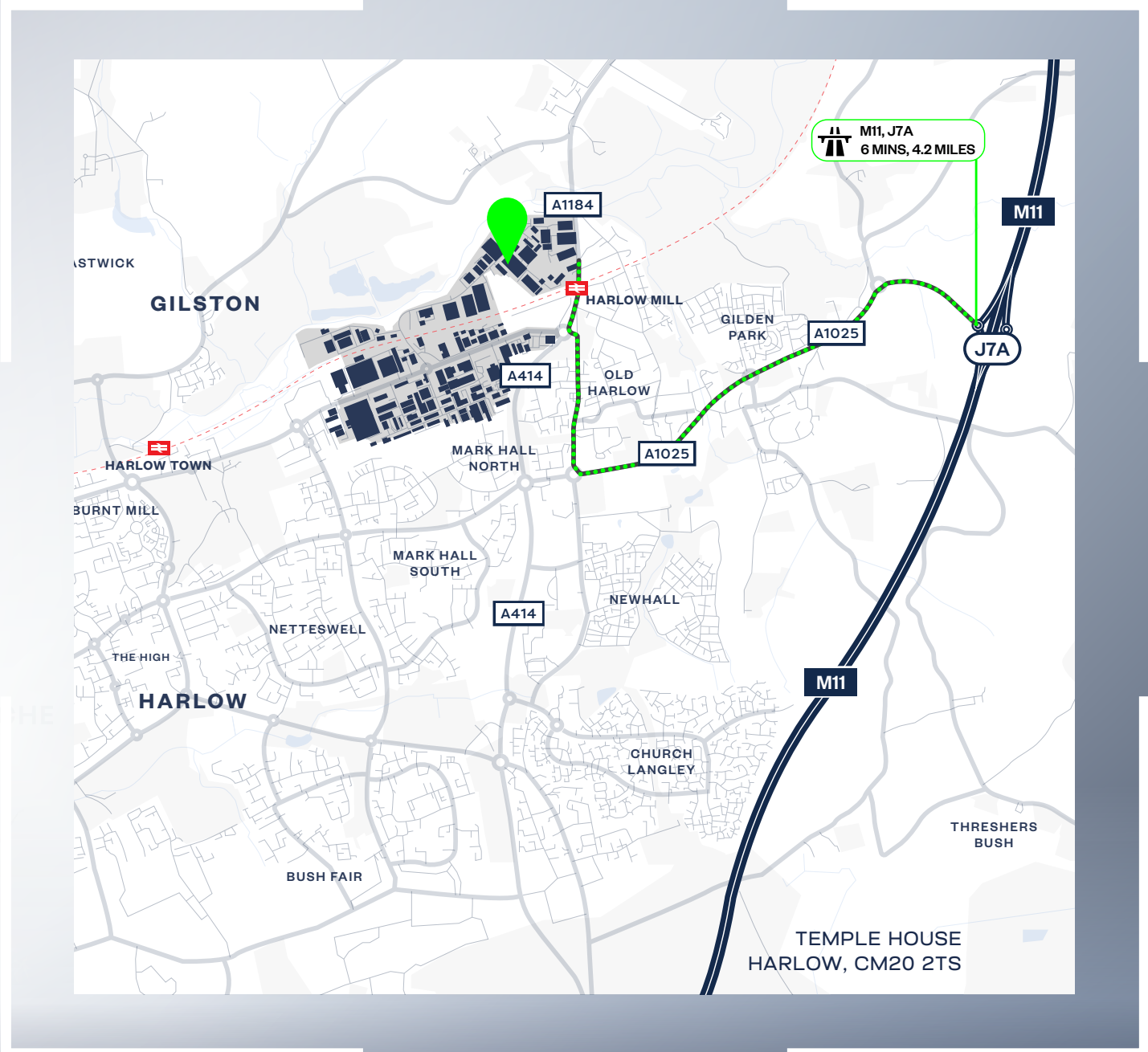


8 MINUTE DRIVE TO JUNCTION 7A  
OF THE M11 & 30 MINUTES TO LONDON  
LIVERPOOL STREET STATION BY TRAIN





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



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



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