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HOWARD WAY ■ HARLOW ■ CM20 2SU ■ ///GLEE.TAKEN.CRIB







Five New Industrial / Warehouse Units

14,548 - 37,444 sq ft

- Established employment location
- Close proximity to M11 & M25
- BREEAM 'Excellent'
- Planning consent for Class E(g)(iii), B2 and B8 uses
- Prominent position
- EPC A

HARLOW

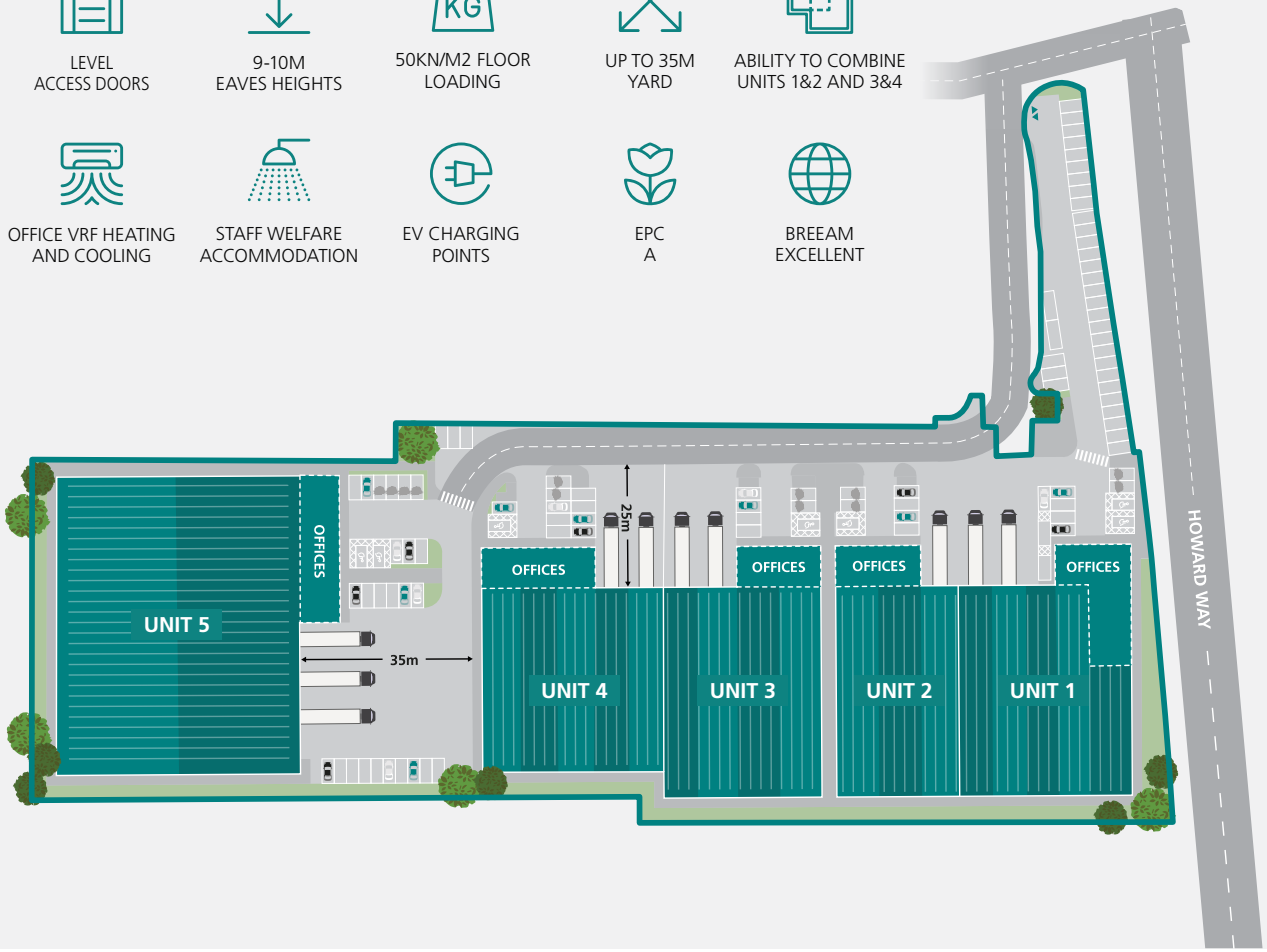
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SPECIFICATION

- 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
- EPC A
- BREEAM EXCELLENT



ACCOMMODATION (GEA)

UNIT 1	SQ FT	SQ M
Warehouse	17,396	1,616
FF Office	3,018	280
Total	**20,414**	1,896
Car Parking		16
Loading Doors		2
Eaves Height		9M
Power Supply		150 kVA

UNIT 2	SQ FT	SQ M
Warehouse	12,846	1,193
FF Office	1,702	158
Total	**14,548**	1,351
Car Parking		13
Loading Door		1
Eaves Height		9M
Power Supply		150 kVA

UNIT 3	SQ FT	SQ M
Warehouse	15,997	1,486
FF Office	1,673	155
Total	**17,670**	1,641
Car Parking		15
Loading Doors		2
Eaves Height		9M
Power Supply		150 kVA

UNIT 4	SQ FT	SQ M
Warehouse	16,927	1,573
FF Office	2,274	211
Total	**19,201**	1,784
Car Parking		19
Loading Doors		2
Eaves Height		9M
Power Supply		150 kVA

UNIT 5	SQ FT	SQ M
Warehouse	34,513	3,206
FF Office	2,931	272
Total	**37,444**	3,478
Car Parking		37
Loading Doors		3
Eaves Height		10M
Power Supply		360 kVA

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POPULATION & DEMOGRAPHIC

8,900
DEFENCE JOBS SUPPORTED ACROSS THE EAST OF ENGLAND

34.2%
LOCAL POPULATION WITH LEVEL 4 QUALIFICATIONS AND ABOVE



4 MINS
DRIVE TIME TO M11 JUNCTION 7A

30 MINUTES
TO LONDON LIVERPOOL STREET BY TRAIN





5.1%
FORECAST POPULATION GROWTH WITHIN A 1 HOUR DRIVE TIME OVER THE NEXT 10 YEARS

574,000
574,000 PEOPLE LIVE WITHIN A 30 MINUTE DRIVE TIME



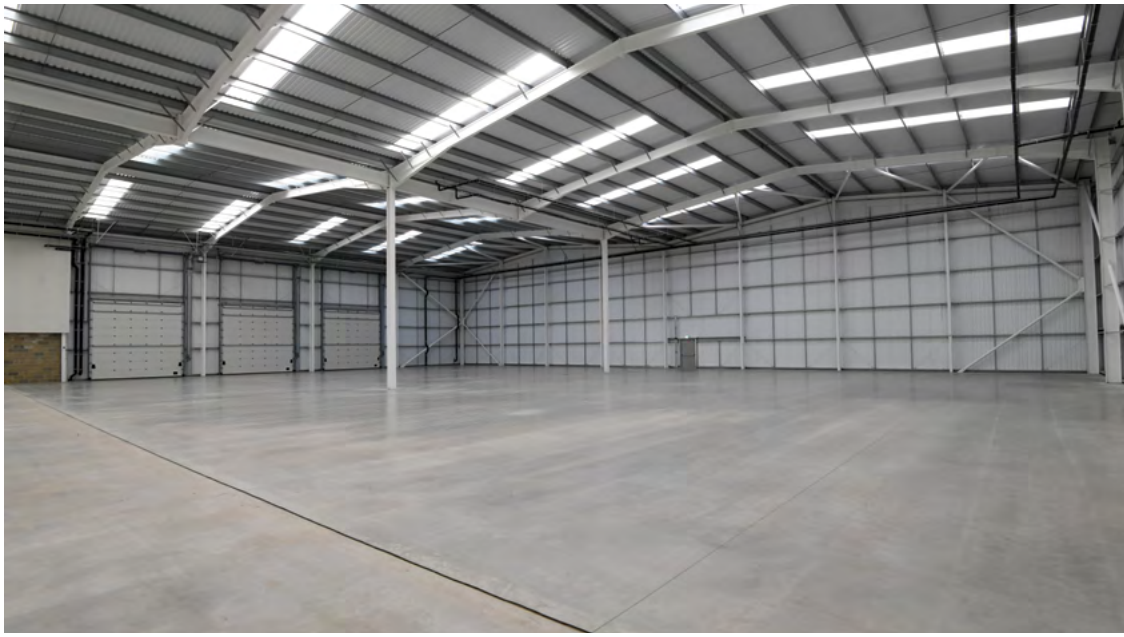
12.2%
LOCAL EMPLOYEE JOBS IN MANUFACTURING, TRANSPORT & STORAGE

Legal & General IPIF CANMOOR













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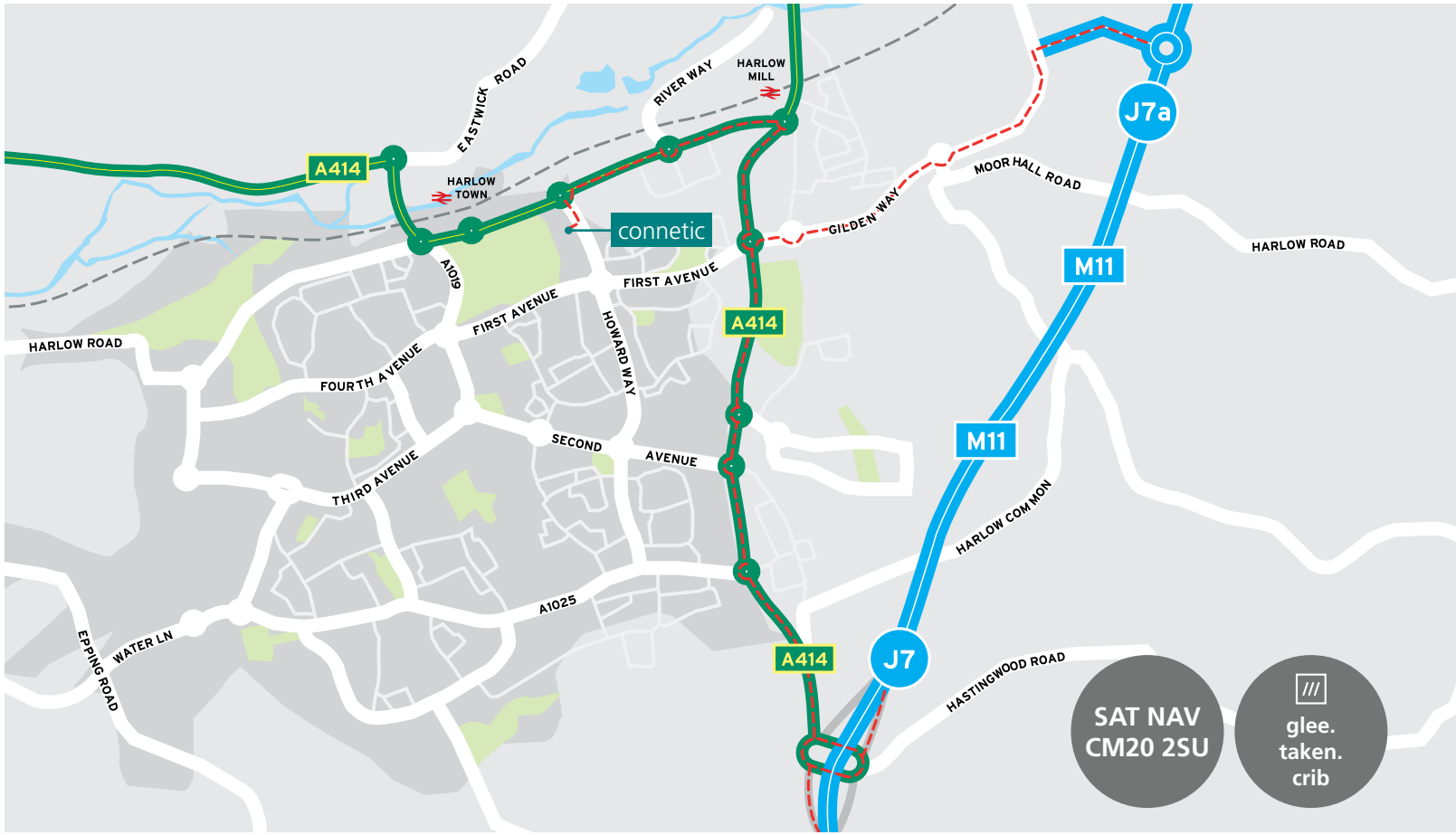
LOCATION

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.

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



FURTHER INFORMATION

The units are available on new FRI leases.

PLANNING

Planning consent for Class E(g)(iii), B2 and B8 uses.

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