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



IPIF

CANMOOR

NET ZERO
CARBON
DEVELOPMENT



AVAILABLE
NOW



Five New Industrial / Warehouse Units

14,548 - 37,444 sq ft

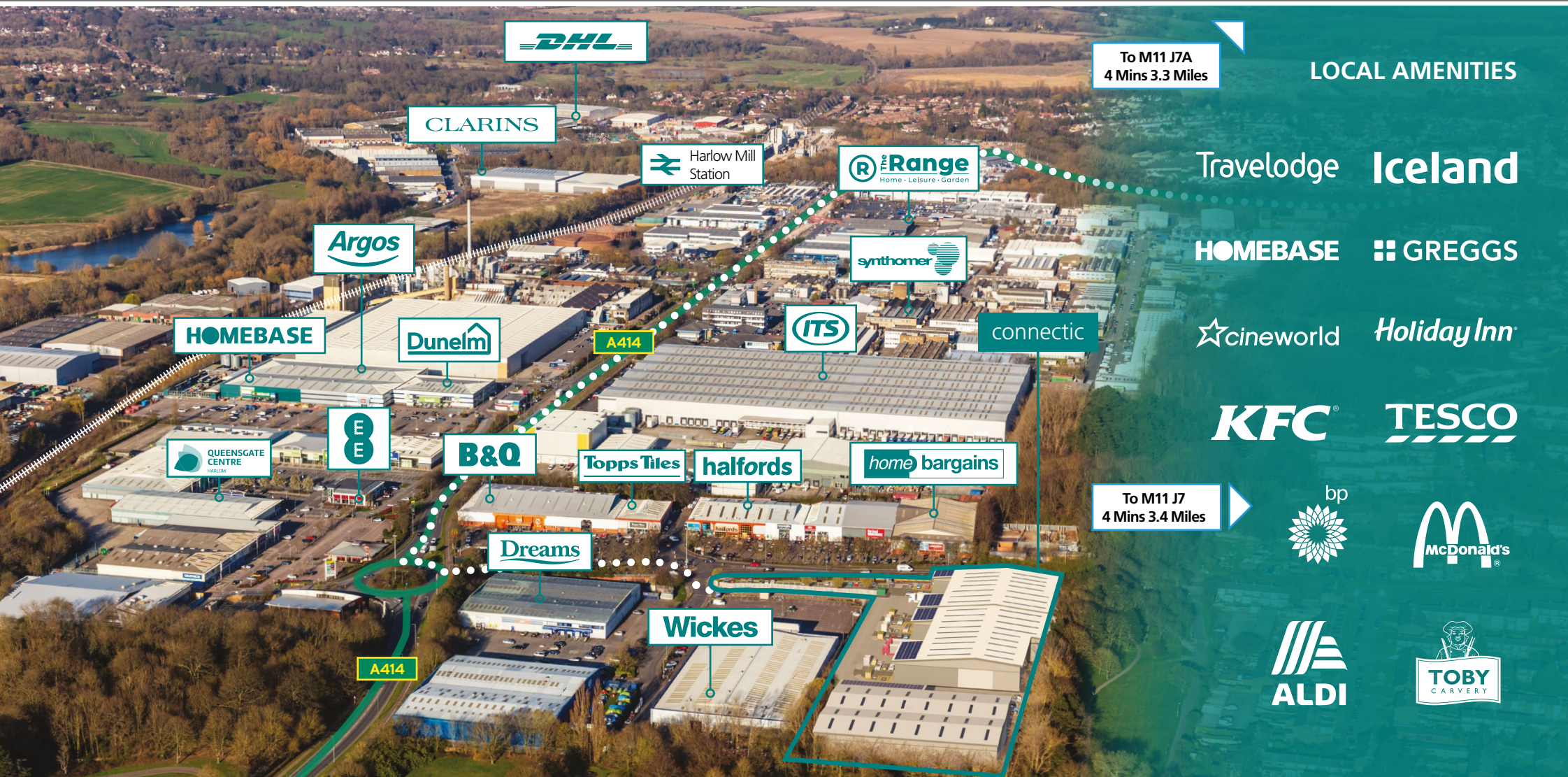
- Established employment location
- Close proximity to M11 & M25
- BREEAM 'Excellent'

- Planning consent for Class E(g)(iii), B2 and B8 uses
- Prominent position
- EPC A

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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



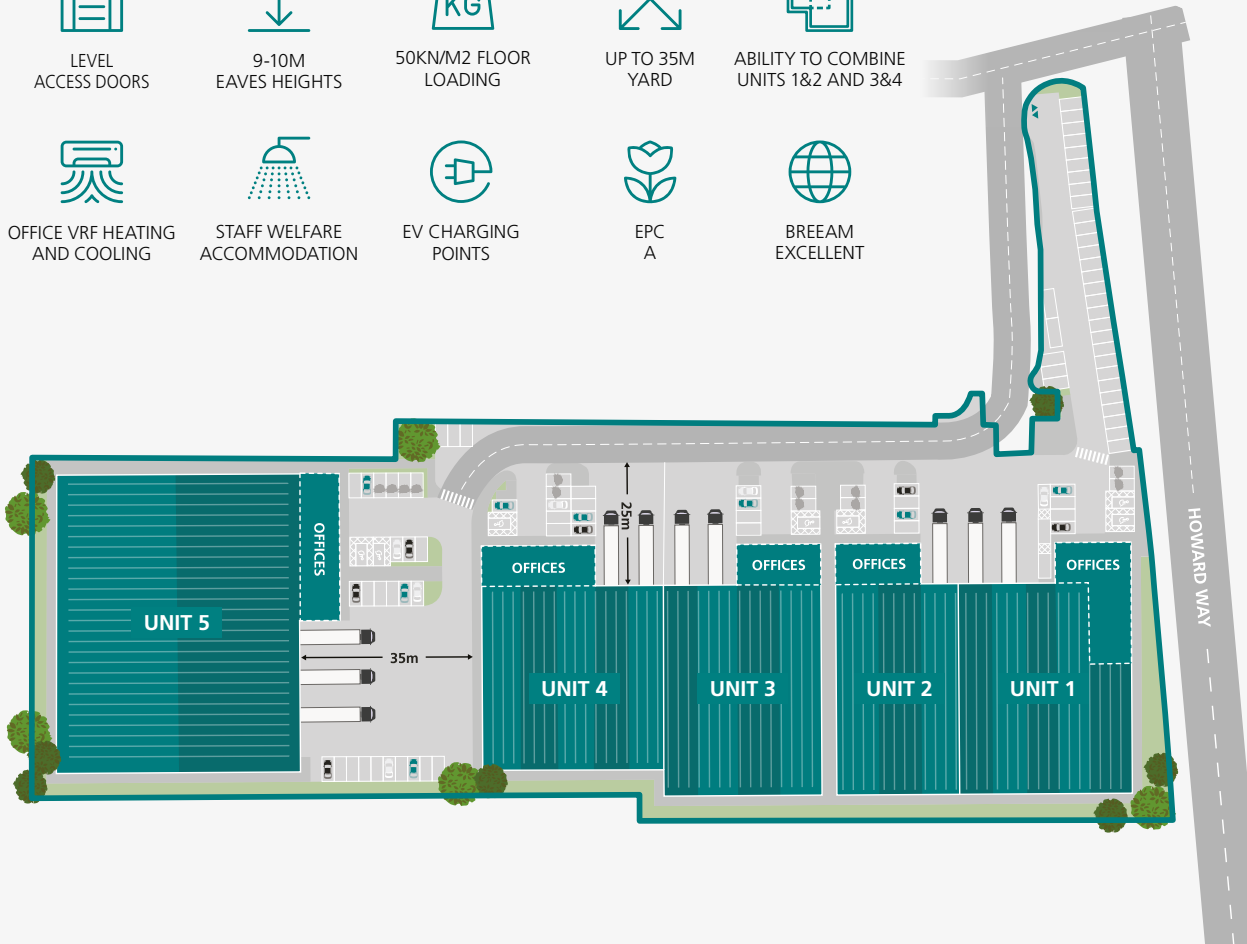
EV CHARGING
POINTS



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		200KVA

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		150KVA

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		200KVA

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		200KVA

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		350KVA

HARLOW

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



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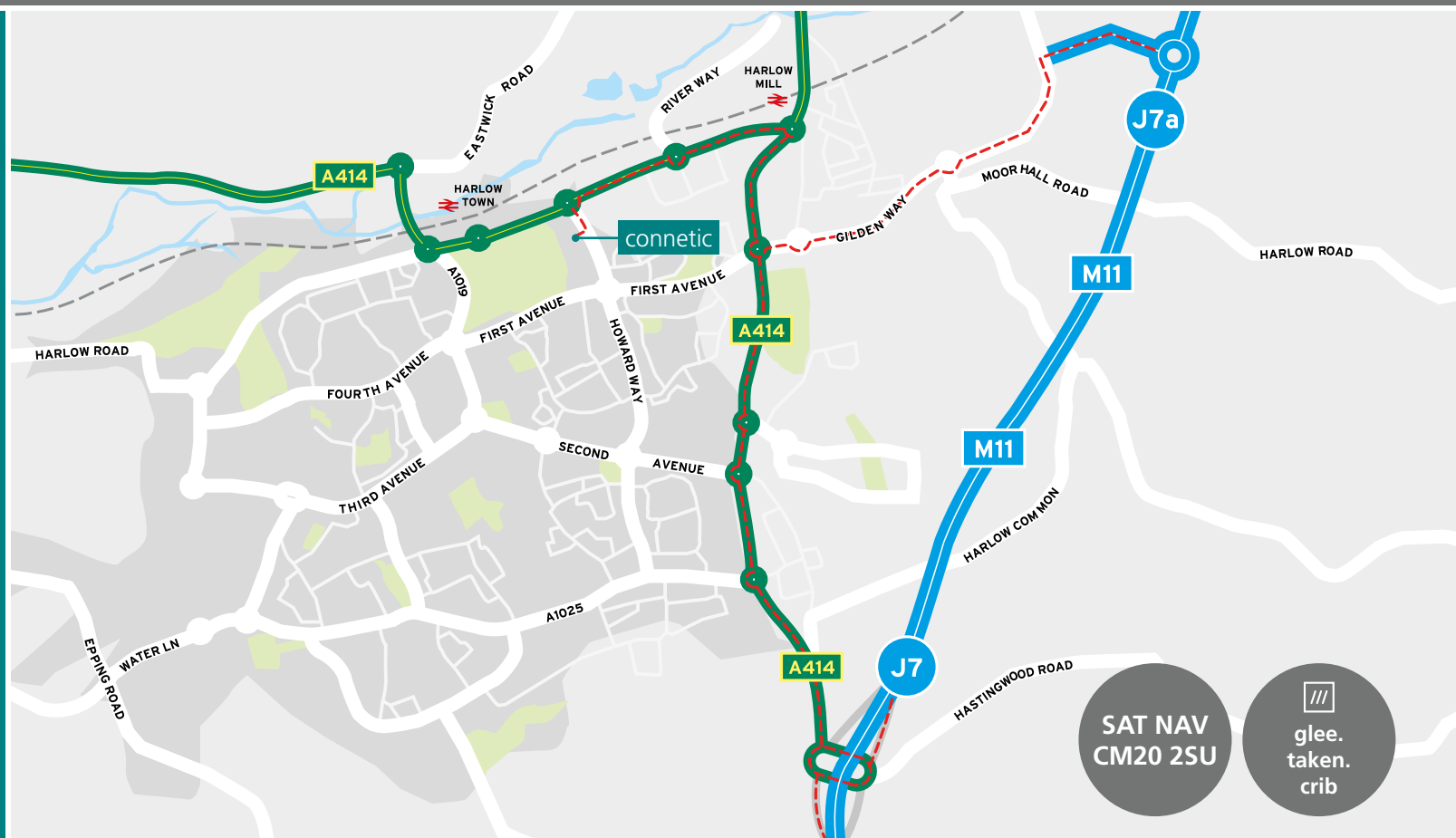
LOCATION

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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