

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

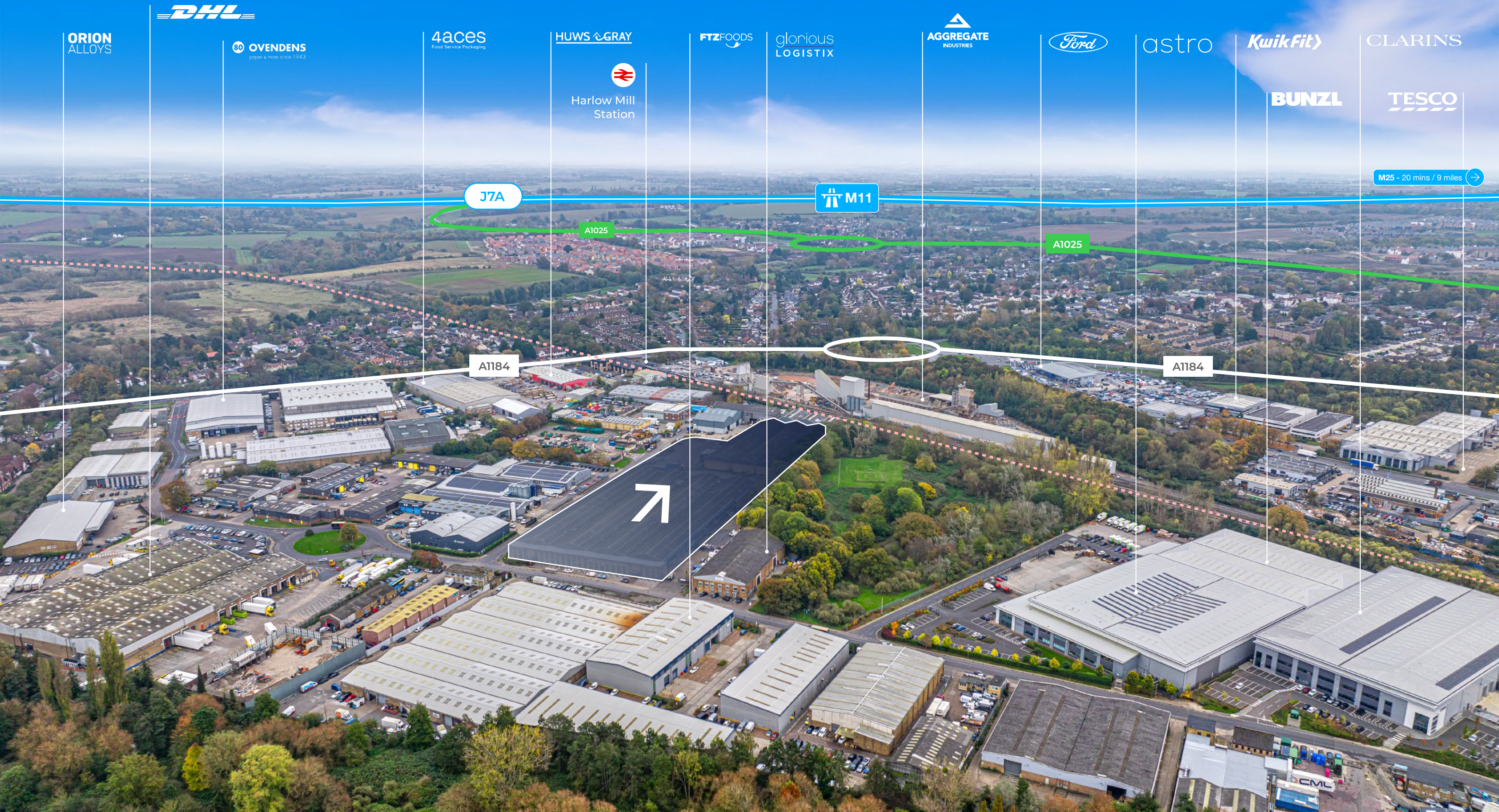
STOFORD

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.





➔ 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

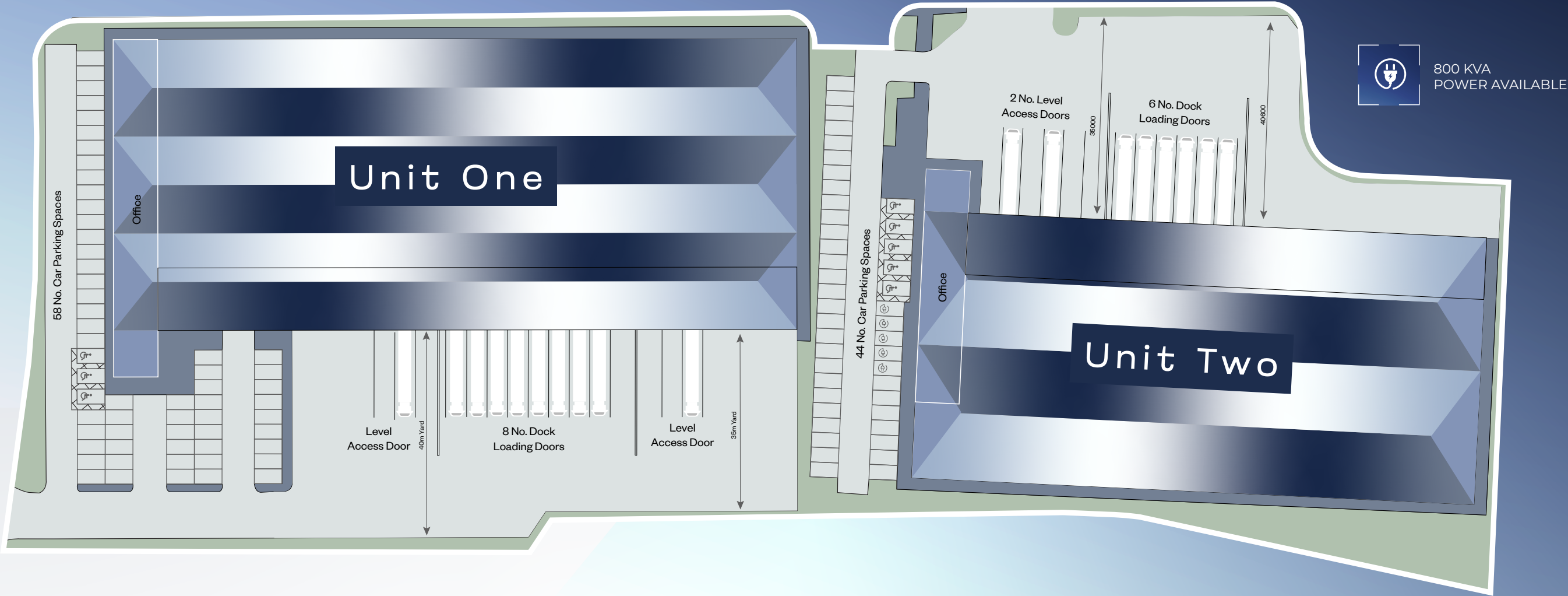
UNIT TWO	AREA (SQ FT)	AREA (SQ M)
Warehouse	62,063	5,766
Offices	9,146	850
Mezzanine	12,889	1,197
Total (GEA)	84,098	7,813

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 | 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



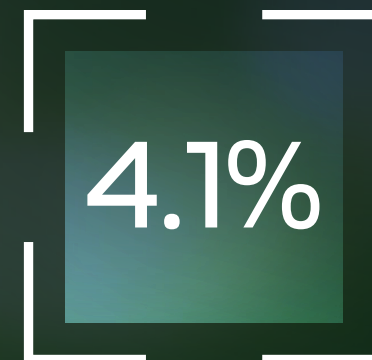
POPULATION WITHIN A 1 HOUR DRIVE
TIME IS EXPECTED TO INCREASE 5.1%
QUICKER THAN THE NATIONAL
AVERAGE IN THE NEXT 10 YEARS



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





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