

PREMIER BUSINESS LOCATION



A10
7.6 MILES

J7 M11
4.3 MILES

Clipper

SOP


gsk

VERHOEK
EUROPE

Baker Ross

UNIT E


30 MINS TO LONDON
LIVERPOOL STREET
STATION BY TRAIN


15 MINUTE DRIVE
TO JUNCTION 27
OF THE M25


17 MILES TO
LONDON STANSTED
AIRPORT

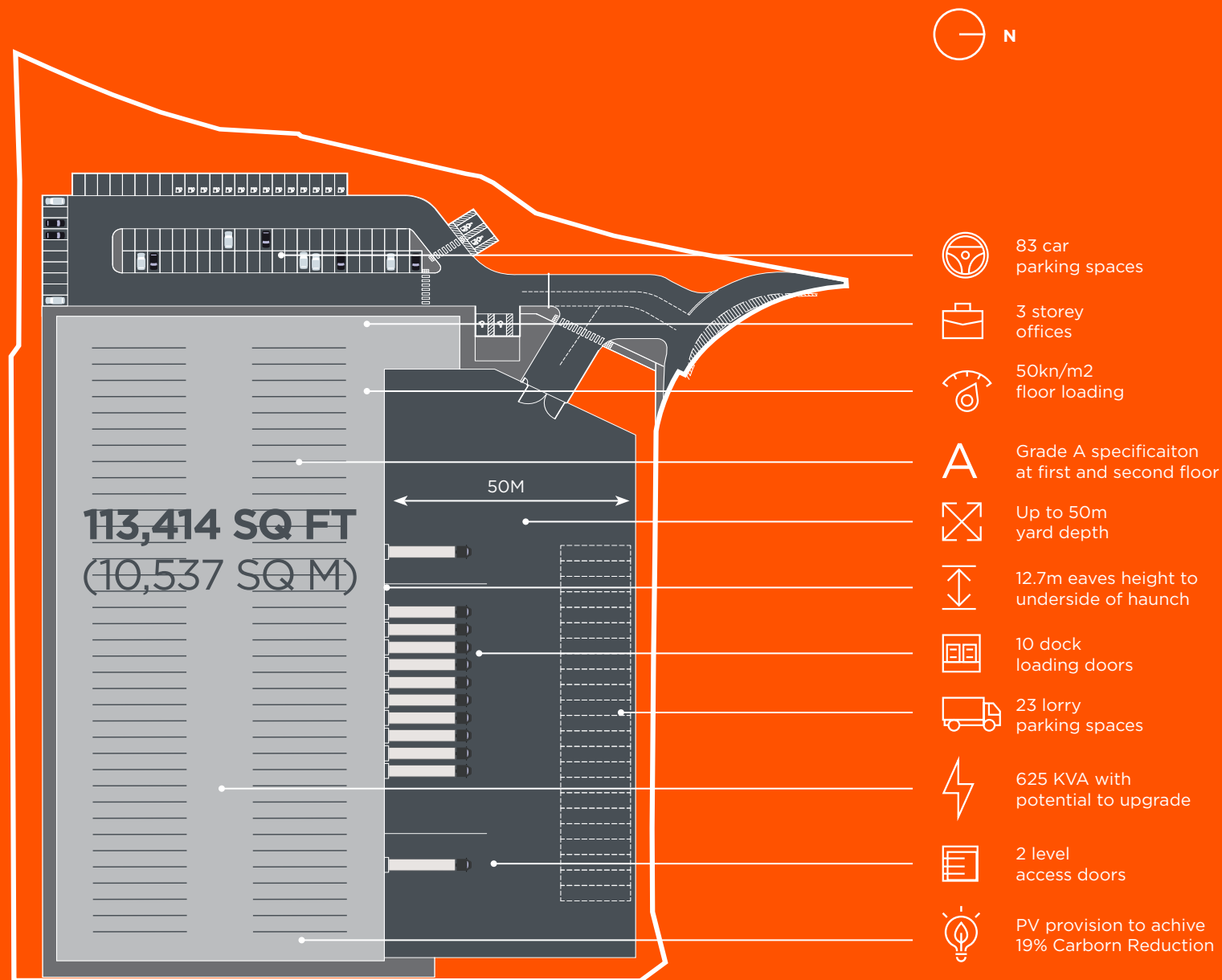

34 MILES TO DP
WORLD LONDON
GATEWAY PORT


574,000 PEOPLE ARE
WITHIN A 30 MINUTE
DRIVE TIME


5.1% OF THE
POPULATION
WITHIN AN HOUR
DRIVE TIME

UNIT E - AVAILABLE NOVEMBER 2021

113,414 SQ FT (10,537 SQ M)

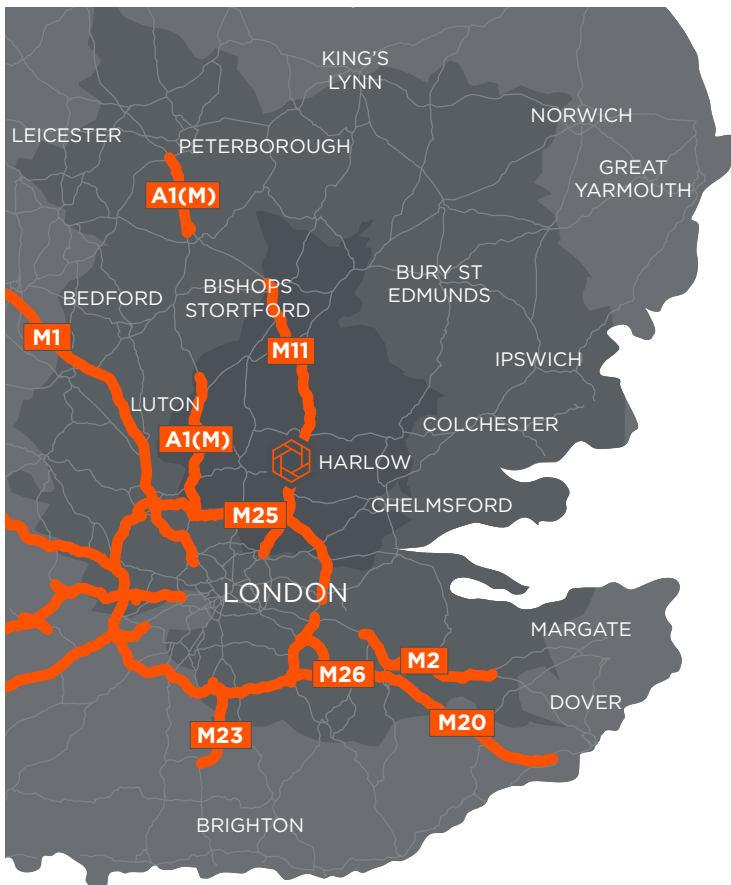
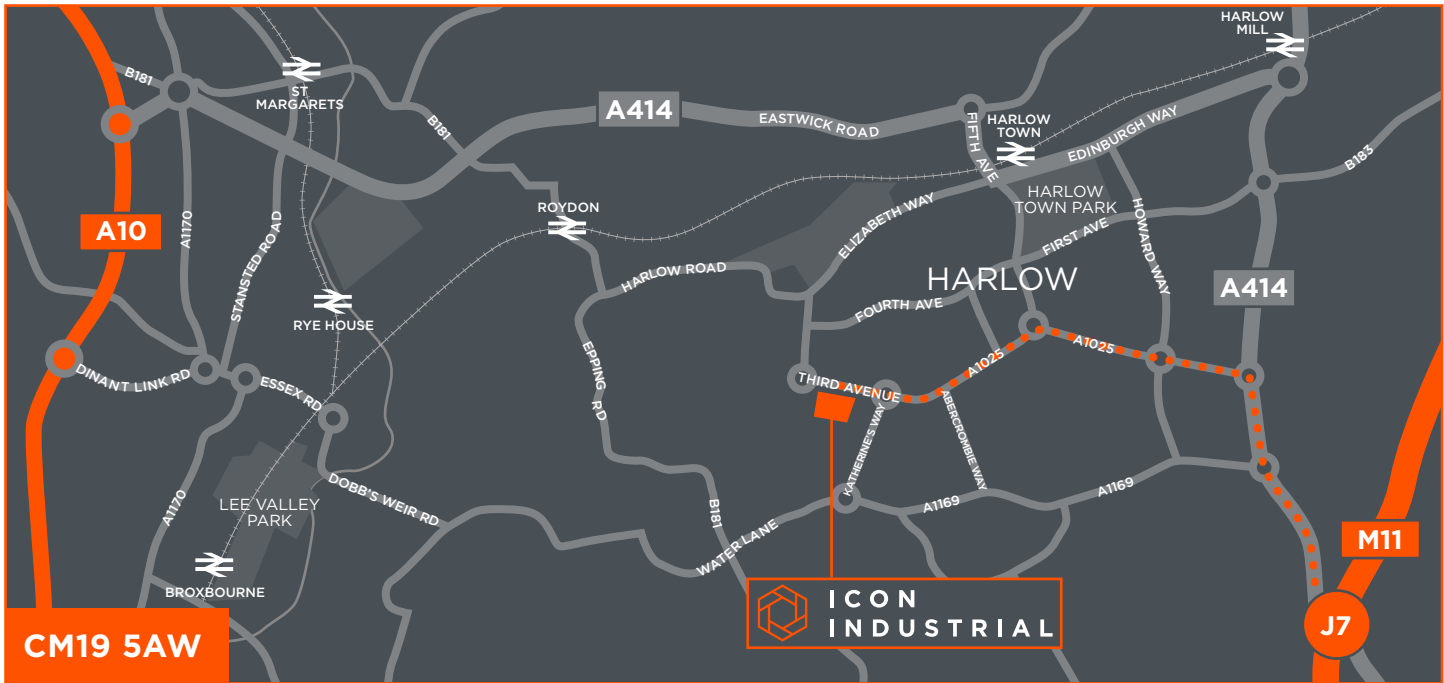


ACCOMMODATION

| UNIT E | SQ FT | SQ M |
|--|----------------|---------------|
| WAREHOUSE | 100,125 | 9,302 |
| STAIRCORE | 322 | 30 |
| GROUND, FIRST AND SECOND FLOOR OFFICES | 12,967 | 1,205 |
| TOTAL | 113,414 | 10,537 |

APPROXIMATE GIA





RAIL*

- TOTTENHAM HALE**
16 MINS
 - LONDON STANSTED**
21 MINS
 - LONDON LIVERPOOL STREET**
30 MINS
 - CAMBRIDGE**
40 MINS
- *RAIL TIMES FROM HARLOW TOWN STATION

ROAD

- HARLOW TOWN**
1.25 MILES / 4 MINS
- J7 M11**
4 MILES / 10 MINS
- J27 M25**
9 MILES / 15 MINS
- CENTRAL LONDON**
30 MILES / 59 MINS
- CAMBRIDGE**
42 MILES / 56 MINS

SEA

- TILBURY DOCKS**
32 MILES / 42 MINS
- DP WORLD LONDON GATEWAY PORT**
34 MILES / 46 MINS
- HARWICH PORT**
67 MILES / 1 HR 22 MINS
- FELIXSTOWE PORT**
75 MILES / 1 HR 31 MINS

AIR

- LONDON STANSTED**
17 MILES / 30 MINS
- LONDON CITY**
25 MILES / 40 MINS
- LONDON LUTON**
30 MILES / 52 MINS
- LONDON HEATHROW**
53 MILES / 1 HR 8 MINS
- LONDON GATWICK**
64 MILES / 1 HR 14 MINS

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A DEVELOPMENT BY:

TPG

STOFORD

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