

# UNIT C **ICON** HARLOW

MODERN HIGH-SPEC  
LOGISTICS WAREHOUSE  
UNDER REFURBISHMENT  
READY FOR OCCUPATION Q4 2025

TO LET – 71,748 SQ FT (6,665.6 SQ M)

HARLOW, ESSEX, CM19 5AW



///BEANS.RAVES.FARMS



MIRASTAR



# LOGISTICS OUTSIDE THE BOX

HARLOW, ESSEX, CM19 5AW

71,748 SQ FT



ICON Harlow is a modern, high-spec logistics facility designed to meet the demands of today's occupiers — combining exceptional build quality, operational efficiency, and strategic access to London and the South East.





ICON HARLOW

04

# ON THE RISE

BLAKLEY ELECTRICS

POUNDLAND

GXO LOGISTICS

BAKER ROSS

WINCANTON

AMAZON



Situated within the established London-Stansted-Cambridge corridor, conveniently located just 30 miles north of central London and 9 miles from the M25.



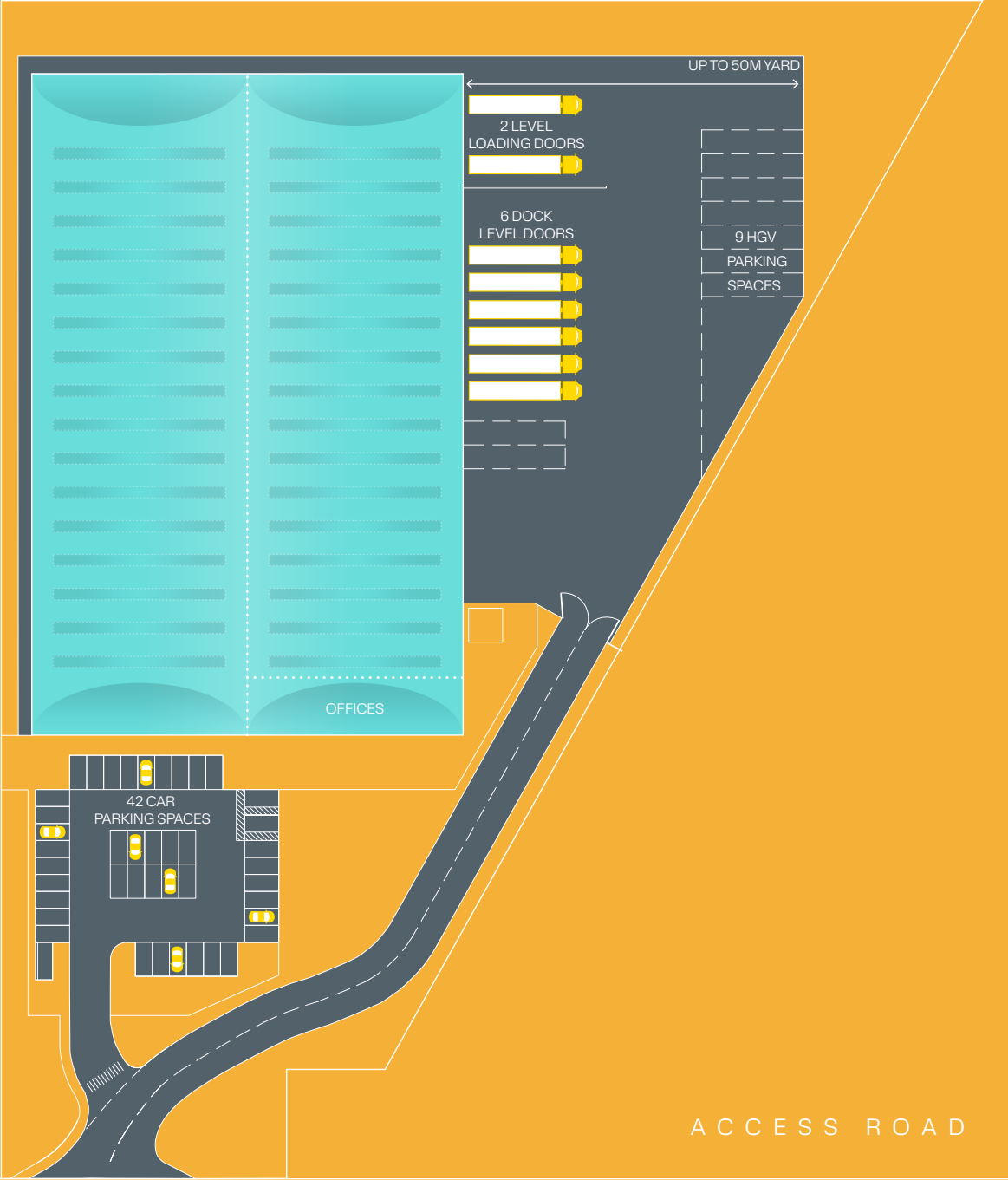
M11 J7 4 MILES

A1169

KATHERINE'S WAY



# MIDBOX ICON



WAREHOUSE	66,497 SQ FT	6,177.8 SQ M
2 STOREY OFFICES	5,251 SQ FT	487.8 SQ M
TOTAL	71,748 SQ FT	6,665.6 SQ M

APPROXIMATE GEA

N



6 Dock  
Level Doors



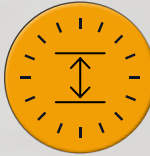
2 Level  
Loading Doors



Secure  
Yard



50 Kn/m2  
Floor Loading



12.5m Eaves  
Height



Grade A Office  
Specification



9 HGV & 42 Car  
Parking Spaces



50m  
Yard Depth



# GREEN DESIGN

ICON Harlow delivers strong sustainability credentials through a combination of modern building design and thoughtful estate management. The unit benefits from modern insulation and energy-efficient materials, with LED lighting throughout the office and warehouse spaces. Heating and cooling to the office areas is provided

by an air source heat pump system, reducing reliance on fossil fuels. The unit is part of a well-managed, landscaped estate, and occupiers also enjoy access to approximately 5 acres of mature grassland – ideal for walking, informal breakout, or well-being initiatives.



Newly Refurbished  
Logistics Warehouse



Excellent Proximity  
To M11/M25



EPC  
Rated 'A'



BREEAM  
'Very good'



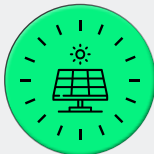
EV Charging  
Ready



Heating/Cooling  
System



LED  
Lighting



Solar PV  
Ready



Available  
Q4 2025





1,272,819M

PEOPLE LIVE WITHIN  
A 30 MINUTE DRIVE



4.1%

UNEMPLOYMENT,  
SLIGHTLY ABOVE THE  
SOUTH EAST AVERAGE  
OF 3.4%



STRATEGIC

TRANSPORT LINKS  
TO KEY UK MARKETS,  
PORTS, AND AIRPORTS



# BEYOND THE BOX

DRIVE  
TIMES



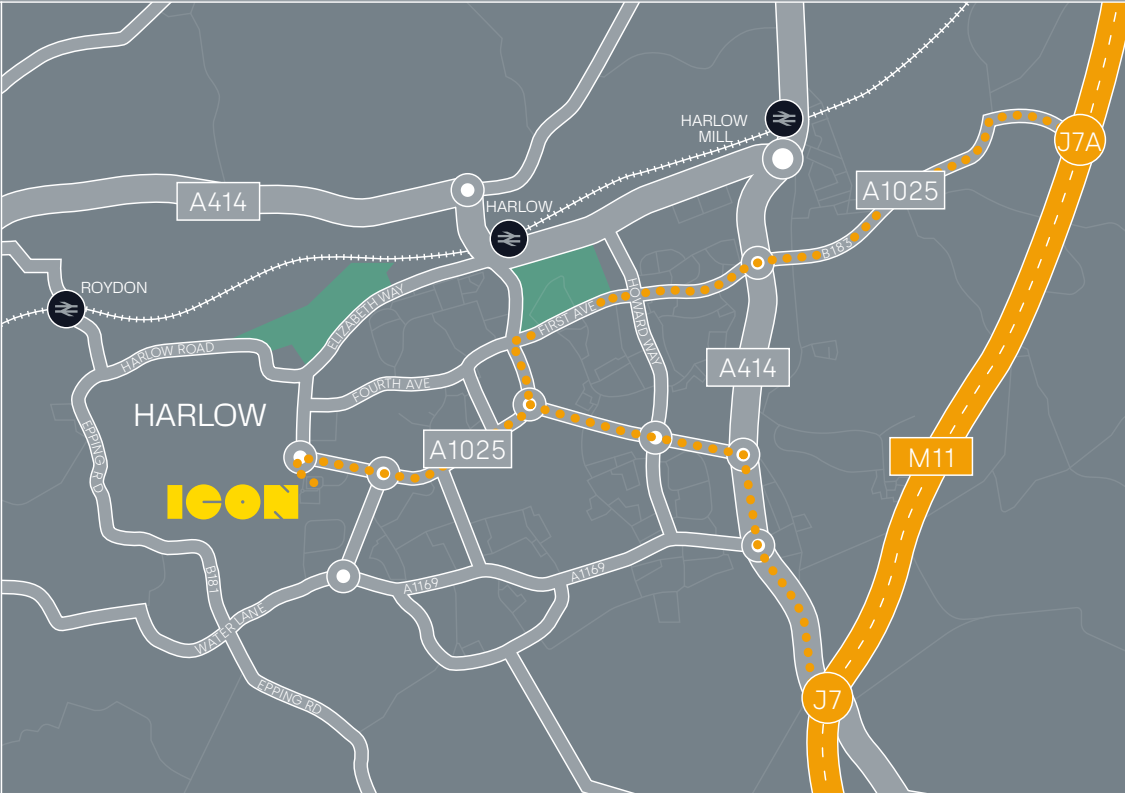
**A1025**  
1 MILE 4 MINS

**M11 J7**  
4 MILES 12 MINS

**M25 J27**  
11 MILES 26 MINS

**LONDON**  
29 MILES 59 MINS

**CAMBRIDGE**  
37 MILES 54 MINS



DRIVE  
TIMES



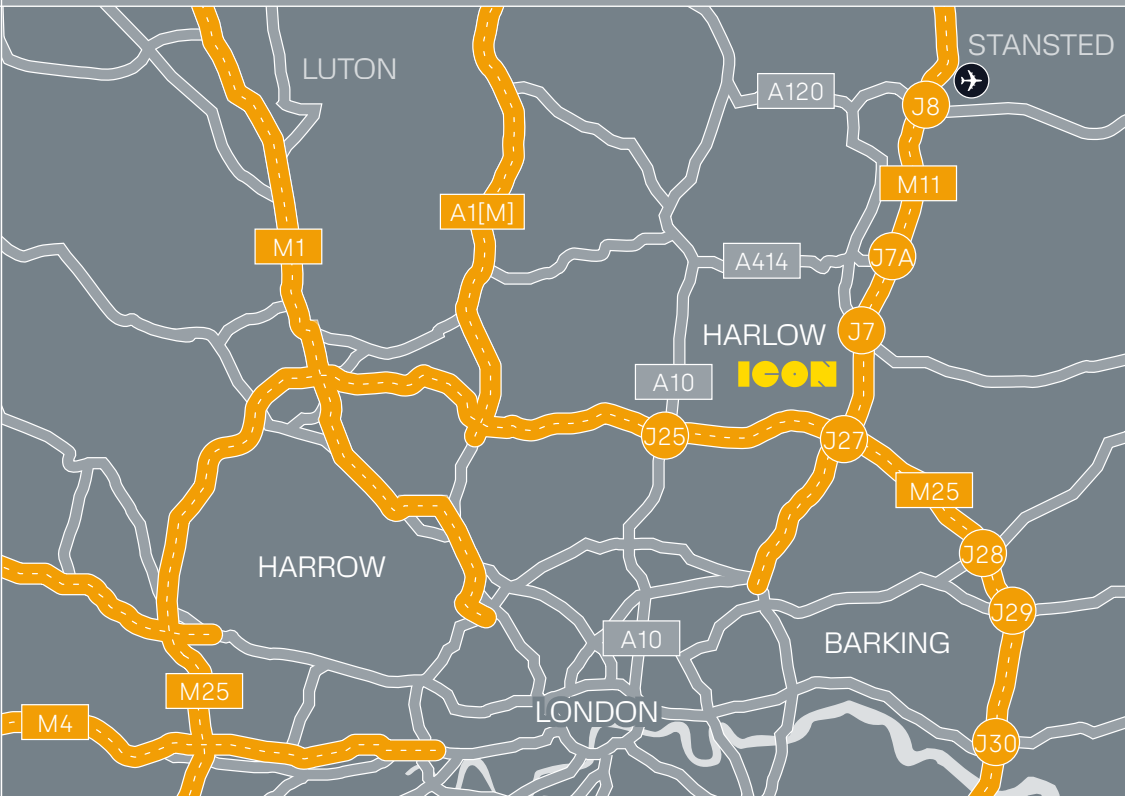
**STANSTED**  
17 MILES 27 MINS

**LDN CITY**  
25 MILES 43 MINS

**LUTON**  
30 MILES 1 HR



**DP WORLD**  
32 MILES 49 MINS



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///BEANS.RAVES.FARMS

# ICON HARLOW

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