



**Pageant House**

Harlow Business Park  
Sandringham Avenue  
Harlow **CM19 5QG**

# Secure Single Let Industrial Investment with Redevelopment Potential



**AVISON  
YOUNG**

**2.00 Acre Site With A Very  
Low Site Density Of 19%**

## INVESTMENT SUMMARY

# Opportunity to acquire a single let industrial investment with medium term redevelopment potential

- Located in a prime 'last mile' distribution location, 27 miles north of Central London
- Strategically located with excellent accessibility, the M11 motorway is just 3.5 miles to the east, providing access to the M25 (J27) and the national motorway network
- Harlow is witnessing significant levels of investment with close to £1.3 billion committed over a number of Life Science and Healthcare led schemes
- Secure industrial unit totalling 33,593 sq ft (3,121 sq m)
- A new FRI lease has been agreed with G4S Cash Solutions (UK) Limited for a term of 5 years from 4 March 2026 with a break option in year 3, demonstrating the tenant's ongoing commitment to the building
- Low passing rent of £380,000 per annum, reflecting £11.31 per sq ft and a 33% discount from Harlow Prime Industrial Rents
- 2.00 acre site with a low site coverage of 19% providing the opportunity for future redevelopment and increased massing
- Freehold

Property is situated on the established Harlow Business Park with notable occupiers including:



We are instructed to seek offers in excess of **£4,320,000 (Four Million Three Hundred and Twenty Thousand Pounds)** subject to contract and exclusive of VAT.

A purchase at this level reflects a **Net Initial Yield of 8.25%**, a **low capital value of £129 per sq ft** and **£2,160,000 per acre** assuming purchaser's costs of 6.56%.

## LOCATION

Harlow is an established town on the Essex-Hertfordshire border and is one of the fastest growing centres in the London-Stansted-Cambridge M11 corridor.



Harlow is at the heart of the London-Stansted-Cambridge Innovation Corridor, a significant growth region for science, business and technology.



The M11 corridor offers a large workforce with a significant catchment population of 3.3 million people within a one hour journey of the town. This population is set to grow 20% by 2032.

The town occupies a strategic position:



**13 miles** southwest of **London Stansted Airport**



**27 miles** northeast of **Central London**



**40 miles** south of **Cambridge**



**Icon Harlow is located 1 mile south of the subject property, comprising a new industrial development totalling 500,000 sq ft, with headline rents of £17.00 per sq ft achieved.**

## CONNECTIVITY

Harlow benefits from excellent transport links via road, rail and air. The town is well located in the London-Stansted-Cambridge corridor to provide easy access to the UK motorway network.



**3.5 miles**  
northwest of **M11 (J7)**  
(via the A414)

**8 miles**  
north of **M25 (J27)**  
(via the M11)

Harlow Council has worked with Essex County Council and Highways England to develop a new motorway junction on the M11 to the northeast of the town (Junction 7a), providing faster access to the motorway. The new junction opened in June 2022.



### ROAD



| DESTINATION              | DRIVE TIMES  |
|--------------------------|--------------|
| Central London           | 1 hr 15 mins |
| London Stanstead Airport | 25 minutes   |
| Cambridge                | 55 minutes   |
| Milton Keynes            | 1 hr 10 mins |

### RAIL



| DESTINATION                    | TRAVEL TIMES |
|--------------------------------|--------------|
| London (Liverpool Street)      | 30 minutes   |
| London Stanstead Airport       | 20 minutes   |
| Tottenham Hale (Victoria Line) | 16 minutes   |
| Cambridge                      | 45 minutes   |

### AIR



| DESTINATION             | DRIVE TIMES |
|-------------------------|-------------|
| London Stansted Airport | 25 minutes  |
| London Luton Airport    | 20 minutes  |
| London Southend Airport | 16 minutes  |
| London Heathrow Airport | 45 minutes  |

\*Average Journey Times.

## SITUATION

The property is situated 1.5 miles to the west of Harlow Town Centre on Harlow Business Park. The business park sits within a major mixed commercial area based around Elizabeth Way (A1169), Roydon Road and Parkway.

The property is prominently positioned on Sandringham Avenue with direct access to Parkway and the entrance of Harlow Business Park.



## DESCRIPTION

The unit comprises a secure facility measuring approximately 33,593 sq ft (3,121 sq m) GIA. The property is arranged over ground and one upper floor, with secure warehouse facilities on the ground floor and ancillary offices, plant and staff facilities at the first-floor level.



The ground floor comprises a reception area leading to the highly secured warehouse accommodation via remotely operated security doors. The space benefits from a floor to ceiling height of 4.66m, three anti-ram and anti-jack roller shutter van doors and vehicle traps.

First floor level provides open plan offices, archive storage, meeting rooms, staff canteen and facilities. The space benefits from raised floors, suspended ceilings with integrated lighting and air conditioning.

Externally the property is comprehensively secured with two perimeter fences, electrically operated gates to both the car park and yard, extensive external lighting and security "moat" on the front elevation.

The property includes 72 car spaces in the staff and visitor car park with a further 30 spaces for vans in the secured yard.

## THE SITE

The site extends to approximately 0.81 hectares (2.00 acres) providing a low site coverage of 19%.

## TENURE

Freehold.

## FLOOR AREAS

The property measures approximately:

| FLOOR        | USE                   | GIA (SQ FT)   | GIA (SQ M)   |
|--------------|-----------------------|---------------|--------------|
| Ground       | Warehouse & Ancillary | 16,672        | 1,549        |
| First        | Office & Ancillary    | 16,921        | 1,572        |
| <b>Total</b> |                       | <b>33,593</b> | <b>3,121</b> |



## TENANCY



The property is let in its entirety to **G4S Cash Solutions (UK) Ltd** on an FRI lease expiring 3 March 2031 providing 5 years unexpired, with a tenant break option on 4 March 2029, subject to 6 months' notice.

The tenant has underlined its commitment to the building by signing a reversionary lease on 6 January 2026, continuing their long-term occupation. The contracted rent is £380,000 per annum. This equates to a low £11.31 per sq ft.

The tenant benefits from a 3-month rent free period expiring 4 June 2026 which will be topped up by the vendor.



## COVENANT ANALYSIS



### G4S Cash Solutions (UK) Ltd (00354883)

G4S is a London based global security company that was acquired by Allied Universal in 2021 for £3.8 billion, it is one of the world's largest security and facility service providers.

The company operates in over 100 countries and employs more than 800,000 people globally.

We understand the subject property employs in excess of 120 staff and has a fleet in excess of 70 secure vans.

Harlow is seen as being a key strategic location for G4S with a number of depots consolidating here.

Credit Safe rating of 81 "Very Low Risk"

The last 3 years annual accounts are summarised below:

| Year Ending       | 2024         | 2023         | 2022         |
|-------------------|--------------|--------------|--------------|
| Turnover          | £112,103,000 | £111,898,000 | £105,795,000 |
| Pre-Tax Profit    | -£4,525,000  | -£1,497,000  | -£55,238,000 |
| Shareholder Funds | £29,079,000  | £37,582,000  | £25,710,000  |

## HARLOW INDUSTRIAL MARKET

Prime Industrial rents in Harlow are now in excess of £17.00 per sq ft, having experienced very strong rental growth over the last 3 years.

Over the past 24 months the demand for warehouse accommodation in the northern M25 has remained strong, underpinned by the seismic shift in consumer spending habits.

The lack of available accommodation has applied significant upward pressure to rents and land values in the area. The absence of industrial pipeline supports continued rental growth in the location over the coming years.

Demand from industrial occupiers in the South East remains consistently strong with a number of major international and national retailers, 3PLs and manufacturers basing their national distribution operations in the region in order to benefit from proximity to London, the South East and the Midlands.

Occupiers are also attracted to Harlow by the readily available labour at comparably lower rates than other South East locations.

## HARLOW AN INNOVATION CENTRE

Harlow is located within the UK's innovation corridor between London, Stansted and Cambridge. It is a significant business and technological growth region and the council has created the Harlow Enterprise Zone to encourage regeneration.

Harlow is witnessing significant levels of investment with close to £1.3 billion committed over a number of Life Science and Healthcare led schemes.

This includes Harlow Science Park in tandem with Public Health England's £450 million national science hub cementing Harlow as a major contributor to the Golden Triangle.

## REDEVELOPMENT POTENTIAL

- Opportunity to increase the density of the 2.00 acre site which currently reflects 19% site cover
- Potential to accommodate a single last mile logistics warehouse or a terrace of industrial units, subject to planning permission
- Prime industrial rents in Harlow stand in excess of £17.00 per sq ft





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### EPC

The property has a valid EPC and is rated C (55).

### VAT

It is anticipated that the sale will be treated as a Transfer of Going Concern (TOGC).

### AML

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include: 1) Corporate structure and ownership details. 2) Identification and verification of ultimate beneficial owners. 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

### CONTACT

For further information, access to the dataroom and to arrange an inspection, please contact the sole agents:

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