

ST GEORGE HOUSE

HARLOW BUSINESS PARK | CM19 5QF

OPPORTUNITY TO ACQUIRE A VACANT OFFICE BUILDING WITH
UNDERLYING IOS AND INDUSTRIAL REDEVELOPMENT POTENTIAL

KEY HIGHLIGHTS

- Located in Harlow, St George House is situated in an established commercial location approximately 27 miles north of Central London, occupying a strong strategic position within Harlow's principal employment area.
- The property benefits from excellent road connectivity, located approximately 5 miles north west of Junction 7 of the M11 motorway, providing direct access to Junction 27 of the M25 and the wider national motorway network.
- Harlow is undergoing substantial investment, with approximately £1.3 billion committed to life sciences, healthcare and employment led regeneration initiatives, underpinning the town's long term economic growth and occupier demand.
- Prominent occupiers in the immediate vicinity include Public Health England, DHL, Poundland, FedEx, Bidfood, GXO, Amazon, GSK, Wright's and Molecular Products, highlighting the area's appeal to both national and international businesses.
- A substantial former headquarters office building extending to approximately 18,209 sq ft (1,691.6 sq m), benefitting from vacant possession.
- Low site coverage, with total site area of 2.27 acres (0.92 ha) presenting potential for redevelopment or change of use, including industrial and IOS led schemes, subject to planning consent.
- Freehold.

PRICING:

- Offers are invited on an unconditional basis, subject to contract.



LOCATION

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

- 13 miles south-west of London Stansted Airport
- 27 miles north-east of Central London
- 38 miles south of Cambridge

The town occupies a strategic position on the M11 corridor, offering access to a large and skilled workforce. A population of approximately 3.3 million people live within a one-hour commute of Harlow, with this catchment forecast to increase materially over the coming years.

CONNECTIVITY

Harlow benefits from excellent transport connectivity by road, rail and air and is well positioned within the London-Stansted-Cambridge growth corridor.

- 5 miles north-west of the M11 (Junction 7) via the A414
- 8 miles north of the M25 (Junction 27) via the M11

Harlow Council, working in conjunction with Essex County Council and National Highways, has delivered a new motorway junction on the M11 to the north-east of the town (Junction 7a), which opened in June 2022 significantly enhancing regional and national accessibility.



3.3 MILLION

people live within a one-hour commute of Harlow



30 MINUTES

from Central London by train



ROAD

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



RAIL

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



AIR

DESTINATION	DRIVE TIMES
London Stansted Airport	25 minutes
London City Airport	50 minutes
London Luton Airport	55 minutes
London Heathrow Airport	1 hr 5 mins

SITUATION

The property is located 1.5 miles west of Harlow Town Centre within Harlow Business Park. The business park forms part of an established mixed commercial area centred around Elizabeth Way (A1169), Roydon Road and Parkway, accommodating a wide range of office, industrial and logistics occupiers.

St George House occupies a prominent position fronting Parkway, immediately adjacent to the main entrance to Harlow Business Park, providing strong visibility and accessibility.





DESCRIPTION

The property comprises approximately 18,209 sq ft (1,691.6 sq m) of office accommodation arranged over ground and first floors, set within a site extending to approximately 2.27 acres (0.92 ha).

The building benefits from vacant possession, providing an immediate opportunity for refurbishment or redevelopment.



ALTERNATIVE USE POTENTIAL

The site presents an immediate opportunity to explore industrial or IOS redevelopment, subject to planning, as shown on the following indicative options:

OPTION 1: MULTI-LET INDUSTRIAL

A 4 unit MLI scheme totalling 42,845 sq ft with unit sizes ranging from 8,568 sq ft to 14,675 sq ft.



OPTION 2: MID-BOX

A single mid-box industrial unit extending to 35,121 sq ft.



OPTION 3: IOS

An IOS site extending to 2.27 acres.



All plans are indicative and subject to planning

PLANNING

The Harlow Local Development Plan, adopted December 2020, looks to protect existing employment land within Harlow Business Park and the wider Pinnacles Employment Area under Policy ED2. The policy looks to resist the loss of existing commercial uses and looks to support redevelopment for E(g)/B2/B8 uses.

It should be noted part of the Site falls within an Article 4 designation which removes permitted development rights for conversion of offices to residential.

MARKET COMMENTARY

INDUSTRIAL MARKET COMMENTARY

The National and Local market continues to be supportive of commercial sites suitable for redevelopment for industrial use.

The UK industrial market continues to benefit from strong underlying fundamentals, driven by sustained occupier demand, limited availability and a preference among investors for resilient, income-producing assets. Well-located industrial properties have proven particularly attractive due to their flexibility, depth of demand and potential to capture rental growth.

INDUSTRIAL OCCUPATIONAL MARKET

The local and regional industrial market is characterised by a depth of occupier demand across both refurbished and newly developed accommodation. Leasing activity demonstrates continued momentum, supported by constrained supply and positive rental tone.

Recent comparable evidence highlights demand from a broad range of occupiers, reinforcing confidence in the area’s ability to absorb additional industrial stock.



NEW BUILD SUPPLY

Scheme	Description	Developer	Quoting Rents
Identity	Mid-Tech/Industrial units on Maypole Boulevard in Harlow which are under construction with PC scheduled for Q3 2026 comprising of 6 spec units ranging in size between 12,421 – 59,352 ft² .	Wrenbridge	£18.50 – £20.00 psf
Connetic	Spec development of 5 units of 14,600 – 37,530 ft² on Howard Way, Harlow for PC in Q3 2026.	Canmoor	£18.50 psf

LETTINGS

Property	Size	Description	Rent Achieved	Date
Unit C Icon Harlow	71,748 ft²	Refurbished modern warehouse unit built in 2021 with 12.5m eaves, 6 dock level and 2 level loading doors with 50m yard depth let to Sybron for a term of 10 years.	£17.00	Q1 2026
Unit 2 East Place Harlow	4,157 ft²	Let to YESS Electrical for a term of 10 years from Q2 2025.	£16.36	Q2 2025



5.25%

Prime Distribution Yield



5.00%

Prime MLI Yield

GENERAL INFORMATION

AML

In Accordance with Anti Money Laundering Regulations the purchaser will be required to satisfy the relevant checks prior to exchange of contracts.

TENURE

Freehold

EPC

B40

PRICING

Offers are invited on an unconditional basis, subject to contract.



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