



THE WATER GARDENS, HARLOW

ASSET MANAGEMENT OPPORTUNITIES AVAILABLE

365,000 sq ft of retail and leisure,
located in Harlow Town Centre.

- Anchored by a 77,000 sq ft Asda Superstore, with retailers including: Waterstones, H&M, Next, River Island, TK Maxx, Clarks, Sostrene Grene, Pandora, Skechers and Optical Center.
- Harlow is the dominant retail centre within its core catchment, attracting a market share of 61%.
- The total population of Harlow's primary catchment is 275,000 with an annual comparison goods spend of £1.2 billion.
- 1,200 space car park.
- The Water Gardens also provides the main F&B offer in Harlow in an attractive setting with Wagamama, Pizza Express, Five Guys, Novo Lounge, Sevine and Nando's amongst the offer.
- There is also a 30,000 sq ft PureGym on site and a six-screen Cineworld in the adjacent Harvey Centre.

▲ The multi-million pound regeneration of Harlow Town Centre is in progress to transform the town Centre (Broad Walk). This is due to be completed by April 2025.

Availability

Unit	sq ft	sq m
3	5,077	471.67



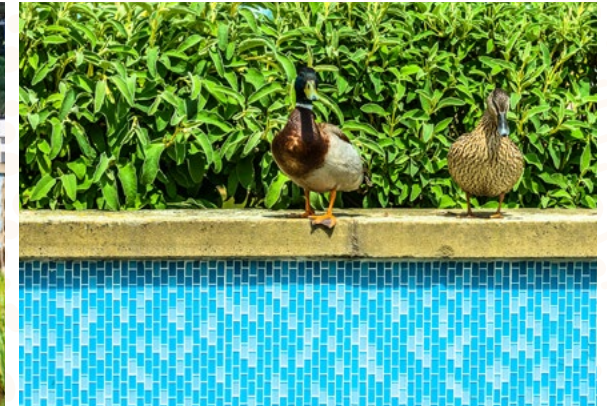




Multi-million-pound regeneration of Harlow Town Centre

Harlow's £23.7 million Towns Fund Programme commences in April 2024 with the regeneration of Broad Walk (Harlow's Town Centre). This 12-month programme of works will deliver a complete transformation of the High Street and the provision of high quality public spaces with comprehensive repaving; green landscaping including sustainable drainage;

new street furniture, lighting, CCTV and bins; and the creation of a central pop-up and event space. This initial programme will be followed by: The regeneration of the bus station to create a sustainable transport hub and interchange; and a new arts and cultural quarter which aims to improve the town's vibrancy and visitor experience.



For more information please contact:



Nick Hartwell
Nickh@lunson-mitchenall.co.uk
07818 073 138

Alexandra Higham
alexandrah@lunson-mitchenall.co.uk
07961 969 742



James Heelis
james.heelis@jll.com
020 7318 7821

THEWATERGARDENSHARLOW.COM



The owner of this property does not make or give, and neither MMX Retail, JLL, Lunson Mitchell or Stockford Anderson, nor their employees have authority to make or give, any representation or warranty whatever in relation to this property, or its plant, services or electrical equipment. The particulars are believed to be correct and, where practical, reasonable steps have been taken to ensure their accuracy, but this cannot be guaranteed and the particulars are expressly excluded through any contract. MMX Retail, JLL, Lunson Mitchell or Stockford Anderson or their employees accept no responsibility for information supplied to them by the owner or any third party. February 2025. | Siren Design | 1012524 | sirendesign.co.uk