



## 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: H&M, Next, River Island, TK Maxx, Clarks, Robert Goddard, Pandora, Tessutti, Skechers and Optical Center.

— The Water Gardens also provides the main F&B offer in Harlow in an attractive setting with Wagamama, Pizza Express, Five Guys, and Nando's amongst the offer.

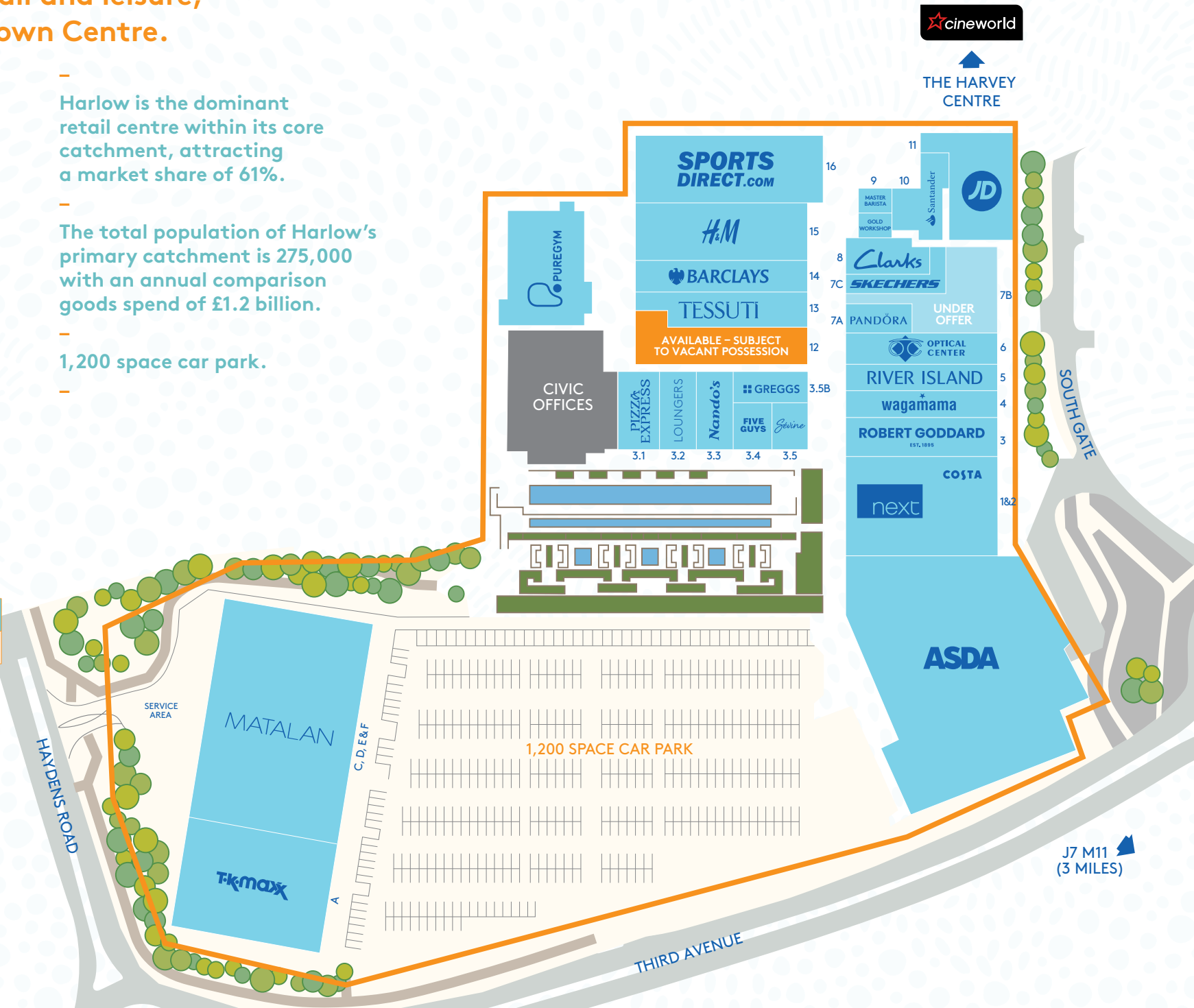
— There is also a 30,000 sq ft PureGym on site and a six-screen Cineworld in the adjacent Harvey Centre.

— Harlow is the dominant retail centre within its core catchment, attracting a market share of 61%.

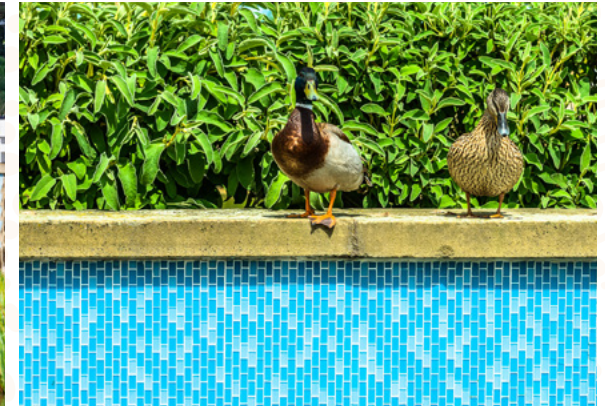
— The total population of Harlow's primary catchment is 275,000 with an annual comparison goods spend of £1.2 billion.

— 1,200 space car park.

AVAILABLE	SQ FT	SQ M
UNIT 12	7,981	741



J7 M11  
(3 MILES)



## Future Developments in Harlow.

The former GlaxoSmithKline site is to be refurbished creating over 600,000 sq ft of new space in Harlow, becoming a world-leading science campus and Headquarters for Public Health England, attracting up to 2,750 staff in its first phase.

Planning permission has been granted to redevelop the town centre, which includes 440 new homes and major public realm improvements to improve connectivity. Three further residential developments, totalling 254 homes in the town centre, are also planned.

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