



# HARLOW INVESTMENT OVERVIEW

A delivery-led growth story at the heart  
of the UK Innovation Corridor

**HARLOW** | BUILDING  
HARLOW'S  
FUTURE.

In partnership with

**HGGT**  
HARLOW & GILSTON  
GARDEN TOWN

# 01

## CONNECTIVITY & STRATEGIC POSITION



**A strategically positioned growth location where connectivity meets delivery.**







Harlow sits at the centre of the UK Innovation Corridor, one of Europe's most significant growth regions, linking London and Cambridge and driving global leadership in science, technology and advanced industry.

This strategic position places Harlow within a high-value, innovation-led economy, with direct access to talent, research, capital and global markets.

Harlow Council is delivering one of the UK's most ambitious regeneration programmes, with hundreds of millions pounds already secured and a strong pipeline of development-ready opportunities.

Harlow sits centrally within the UK's largest housing development growth initiatives as part of the Harlow & Gilston Garden Town programme.

### Why Harlow stands out:

-  30 minutes to London  
10 miles to Stansted Airport.
-  Strategic location between London and Cambridge.
-  Direct, easy access to both the M11 and M25 motorways.
-  Capacity to absorb growth outside constrained core city markets.
-  Established base of employment, businesses and public-sector anchors.
-  23,000 new homes planned as part of Harlow and Gilston Garden Town.

# 02

## A TOWN TRANSFORMED. A FUTURE UNLOCKED



*Places For People, Barratt Redrow and Taylor Wimpey to deliver 10,000 homes at Gilston*



*New £3 billion UK Health Security Agency headquarters coming to Harlow*

**Harlow has entered a new era and the pace of change is accelerating.**

Strategically positioned on the M11 corridor between London and Cambridge, Harlow has always been well connected, by road, rail and air. The difference now is that connectivity is being matched by scale, delivery, and momentum.

Today, Harlow is becoming one of the UK's most compelling investment destinations: a fast-growing town with major infrastructure and regeneration funding identified, clear governance, and a rapidly strengthening occupier and consumer offer.

A £3 billion Government commitment to the new UK Health Security Agency headquarters, combined with one of the most ambitious town centre regeneration programmes of any district council in the country, is creating the conditions for sustained, long-term growth, unlocking a new wave of public, private and institutional investment.

This transformation is supported by Harlow & Gilston Garden Town - one of the UK's most significant long-term growth programmes - providing a multi-decade pipeline of 23,000 new homes, new communities and £1.3 billion of new infrastructure that will expand the town's population and workforce and drive sustained demand for town centre living, services, workspace, hospitality and leisure.








# 03

## ALIVEABLE, VIBRANT DESTINATION

Harlow is not only growing, it is being reimagined as a place people actively choose to live, work and spend time.

Harlow's regeneration is not speculative. Major public funding has already been secured and is translating into visible change across the town centre.

### What is being delivered

-  A 450,000 sq ft shopping centre at the heart of the town, attracting 5.8 million visitors annually, with consistently high retail occupancy of 90 - 95%.
-  Market Square, a new civic and commercial destination for business, dining and leisure, fully pre-let and completing in 2027.
-  A flagship David Lloyd Leisure centre, opened in 2025, achieving the fastest membership sell-out of any new UK club.
-  IKEA, opened in 2025, strengthening Harlow's regional draw.
-  A new Marks & Spencer full-line flagship store, announced in 2026.
-  The award-winning Harlow Playhouse, anchoring a thriving cultural offer.
-  A new Arts and Cultural Quarter, including live performance venues, exhibition space, studios and a music school, positioning Harlow as the creative capital of the East of England, opening in 2027.



*New Arts & Cultural Quarter opening in 2027*



*New Market Square with co-working space, and hospitality offer opening in 2027*



*Full line flagship M&S Store opening in 2027*

# 04

## A PROVEN AND INVESTABLE LOCATION

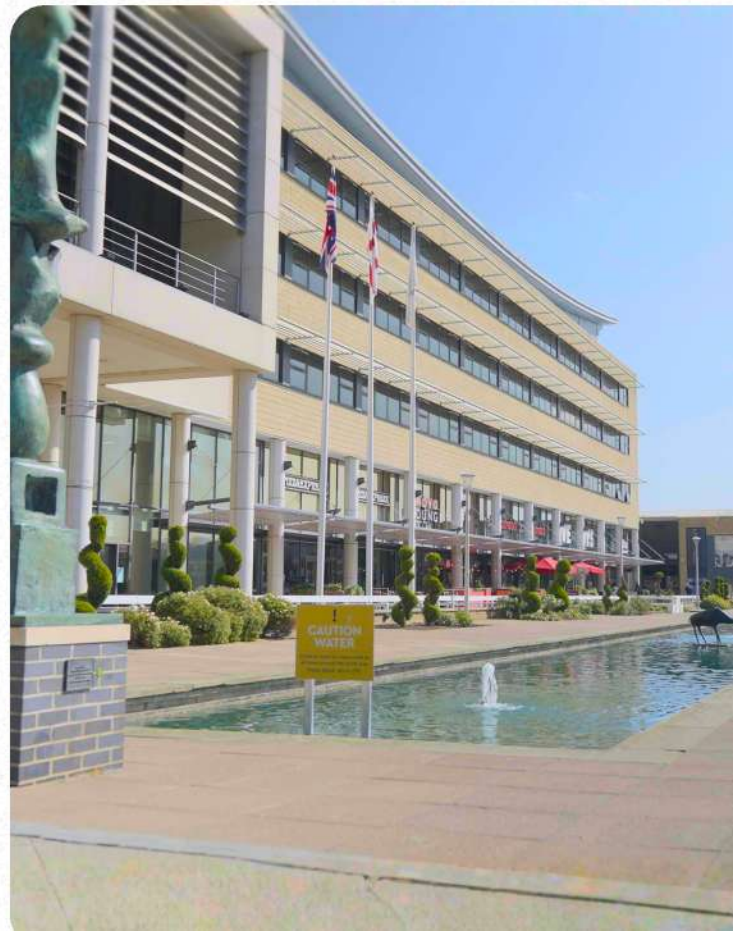
Harlow combines ambition with delivery, offering investors clarity, confidence and pace.

- A local authority with a strong track record of delivery.
- A clear and ambitious long-term vision.
- Rapid growth in high-value employment.
- Significant housing delivery supported by infrastructure investment.
- Coordinated land ownership, enabling streamlined development.
- An efficient, forward-looking planning authority, committed to partnership and progress.
- Harlow & Gilston Garden Town providing a long-term growth platform and a sustained demand engine for the town centre.

Harlow Innovation Park hosting 5,000 high value jobs including a new David Lloyd health club



*Civic Centre and bustling Water Gardens retail and hospitality*



# 05

# IMMEDIATE OPPORTUNITIES

**Harlow's transformation is underway and the window to invest is now.**

There are immediate and deliverable opportunities for major residential, commercial and mixed-use developments across Harlow town centre, including West Gate, Wych Elm and Terminus House, offering capacity for c. 1,500 homes and complementary healthcare, employment and leisure use.

**Why these opportunities are investable:**

- Consolidated public sector ownership and authority-led strategic acquisitions reduce complexity and accelerate delivery.
- A clear route for delivery and collaboration.
- Strong Government-backed transport and regeneration investment is already being deployed on the ground.

## A coordinated delivery model

**Harlow's regeneration platform is built around:**

- Council-led site assembly.
- Public-sector land and asset control.
- Funded infrastructure delivery.
- Planning alignment.
- Strategic partnerships with private-sector delivery partners.
- Active repositioning of town centre assets.
- A pipeline of clearly defined investable opportunities.

This model is designed to reduce complexity and provide investors with clearer entry points. Rather than relying on fragmented ownership and isolated schemes, Harlow is assembling a coordinated regeneration platform across the town centre.

*Terminus House - mixed use opportunity site*



*West Gate - 6 acre site primed for mixed use redevelopment*



*Wych Elm - 2 acre mixed use opportunity site*

# 06

## PARTNER WITH HARLOW

**Harlow is ready for investors who want certainty - and upside.**

### How investors engage

Harlow is open to capital that wants to move early into a transforming market, with a public-sector platform already doing the heavy lifting.

### Why investors are moving now

Because the signals are clear:

- The town centre's transformation is funded and underway.
- Major brands are committing to Harlow.
- UKHSA's national campus programme anchors the long-term economy.
- The Council has taken control of strategic assets to reduce fragmentation.

### Interested?

To discuss how you can participate in building Harlow's future, whether as an investor, employer, operator or developer please contact:

✉ [regen.enquiries@harlow.gov.uk](mailto:regen.enquiries@harlow.gov.uk)

🌐 [www.buildingharlowsfuture.com](http://www.buildingharlowsfuture.com)

*Mural of Harlow's New Town masterplanner, Sir Frederick Gibberd*



*Revitalised public realm of the town centre spine, Broad Walk*



# HARLOW | BUILDING HARLOW'S FUTURE.

[buildingharlowfuture.com](http://buildingharlowfuture.com)  
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