Derrick Wade Waters

To Let



Ground Floor Suite 3

Harlow Innovation Park, Maypole Boulevard, Harlow, CM17 9TX

Premium Ground floor office space Suite 3

3,844 sq ft

(357.12 sq m)

- Full fibre ultra-fast broadband
- Generous parking
- Open plan configuration
- Premium office space
- Floor to ceiling heights 2.75m
- Excellent natural light with full height glazing
- VRF cooling and heating systems

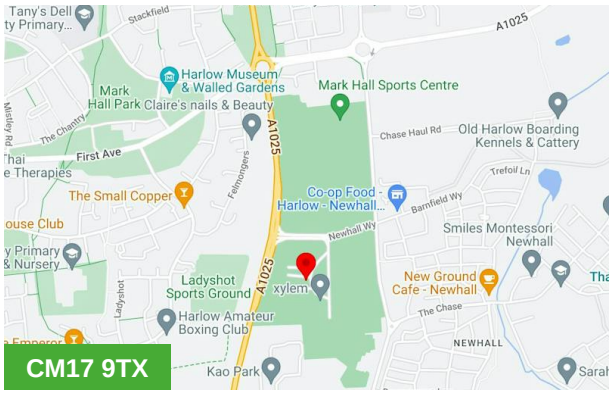
London Office
020 8808 2277
london@dww.co.uk

Head Office
01279 620 200
harlow@dww.co.uk

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Summary

Available Size	3,844 sq ft
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £82,000 from April 1st 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available.
Service Charge	On request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B







Description

Self contained office suites providing modern contemporary workspaces that enjoy access to a shared high quality meeting rooms and town down facilities embracing today's agile working practices. Each self-contained office suite provides a fitted modern kitchen/break-out area.

Harlow Innovation Park is already home to Renesas, UKHSA, Smartkas and Anglia Ruskin University's Arise Innovation Hub, where entrepreneurs and start-ups can work side by side with students and academics in an innovative supportive environment.

Location

Located within the heart of the established London-Stansted-Cambridge Corridor, this area already has a global reputation for excellence in scientific research. An environment to include a café, gym, nursery, green surroundings, cutting-edge architecture and an easy commute - this is the ultimate place to recruit and retain the best talent to help fulfil your aspirations.

Overview specification

Fitted Kitchen and break out area - Floor to ceiling heights 2.75m - Excellent natural light with full height glazing - Recessed LED lighting - Raised floors, floor boxes and new carpets - Full fibre ultra-fast broadband with a flexible choice of existing on-site providers with fast set up - VRF cooling and heating systems - Open plan configuration

Terms

The property is available to let on a new fully repairing and insuring lease for a term of years to be agreed.

Viewing & Further Information



Simon Beeton MRICS
01279 620225 | 07976 523 373
scb@dww.co.uk

IMPORTANT NOTES FOR INTERESTED PARTIES
• Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
• Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
• VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
• Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
• Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
• Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
• Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE
"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition, and
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;
(vi) All quoting rents, prices and terms are expressed subject to contract;
(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 21/09/2026