



KAO ONE

Third floor office suite offering up to 29,050 sq ft
of fully refurbished, Grade A accommodation, in the heart
of the influential London-Stansted-Cambridge corridor.

Where business meets innovation



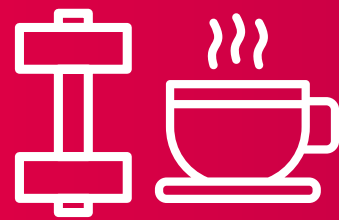
High-spec space

Kao One acts as the headquarters for Raytheon and Arrow, demonstrating the appeal of the location.

The building sits within its own demise with dedicated parking, hard and soft landscaping, cycle parking, shower and changing facilities and a managed reception. The floor is also served by good lifts and service yard.

Kao One has highly-specified accommodation, with air conditioning, raised floors, suspended ceilings, and a full height reception incorporating a feature staircase.

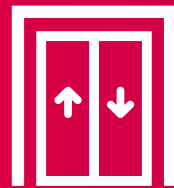
The third floor office suite has Grade A, fully refurbished accommodation available up to 29,050 sq ft.



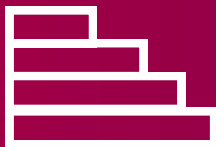
Cafe / amenity offering.
David Lloyd leisure centre
opening in 2025



Quadruple height entrance
foyer and reception space
with a feature staircase



5 DDA compliant passenger
lifts and goods lift



Anticipated
EPC B rating



VAV heating and
cooling system



Ground floor shower
and changing facilities



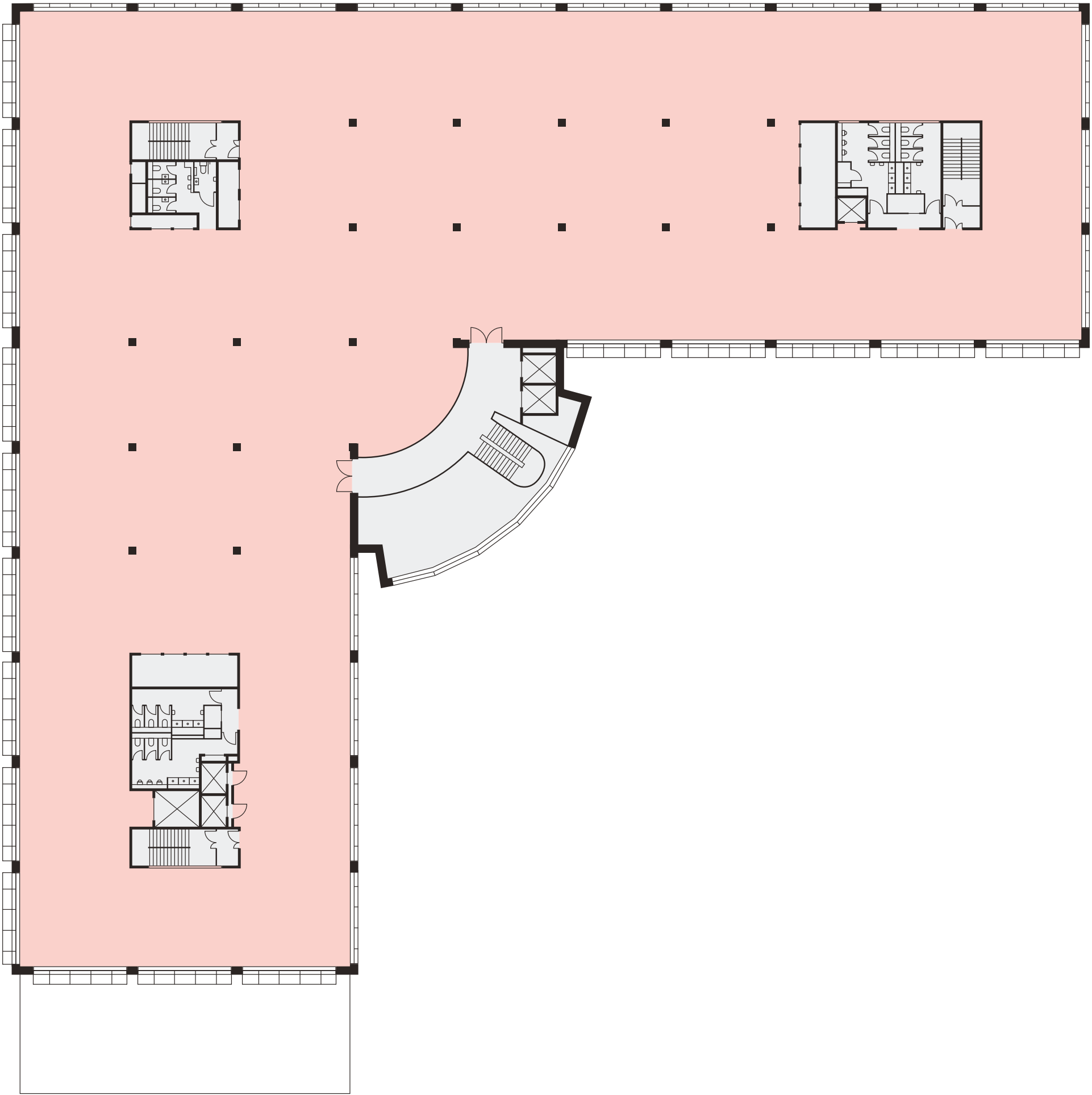
New CAT A fit out to suit
tenants' requirements



92 car parking spaces for
3rd floor, providing an
attractive ratio of 1:338

Accommodation

The following floor plans for the third floor are indicative only, as the floorplates can be arranged flexibly to accommodate various suite sizes. Further information and help with space planning can be arranged through the agents.



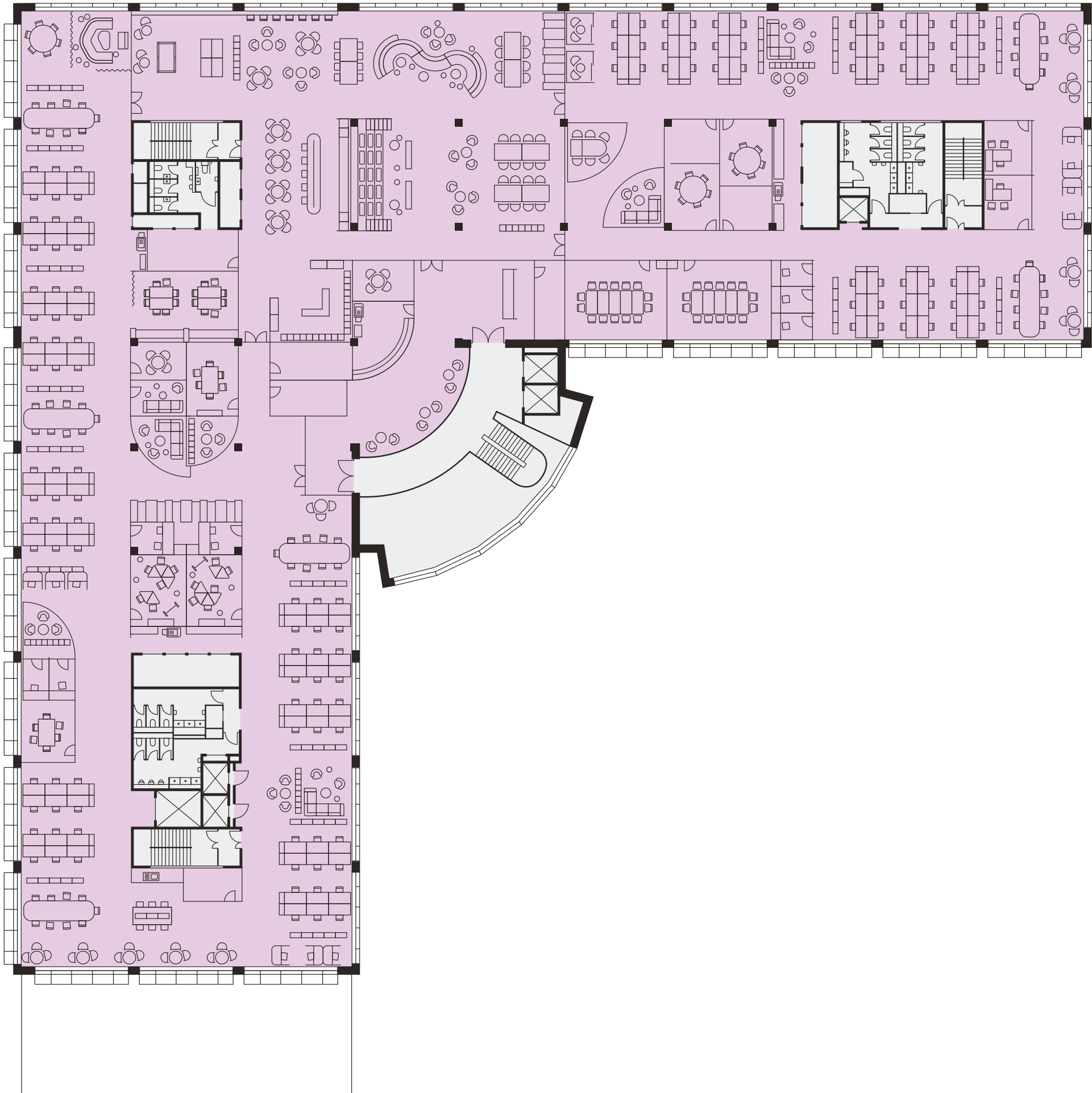
		SQ M	SQ FT
Option One		2,699	29,050
Option Two	Suite A	1,245	13,400
Multiple tenants	Suite B	1,454	15,650
Option Three	Suite A	928	9,988
Multiple tenants	Suite B	926	9,967
	Suite C	730	7,857
Option Four	Suite A	928	9,988
Multiple tenants	Suite B	917	9,870
	Suite C	740	7,965

Smaller suites can be created. Details on request.

Option One

Single tenant

Indicative
space plan



FLOOR
29,050 SQ FT

2p Focus room	2
2p Meeting pod	2
4p Meeting booths	1
4p Meeting room	2
6p Meeting room	4
14p Boardroom	2
Comms	2
Copy / print	3
Flexible meeting room	2
Focus booths	3
Focus room	5
Hot office	2
Informal meeting room	5
Team huddle	2
Open plan desks	162
Town hall	1
Post room	1
First aid / Mothers room	1
Prayer room	1
Reception and waiting area	1
Store	3
Teapoints	2
Breakout	1

Option Two

Multiple tenants

Indicative
space plans



SUITE A
13,400 SQ FT

2p Focus room	3
8p Meeting room	2
14p Boardroom	2
Collaboration zone	1
Comms	1
Copy / print	1
Flexible meeting room	1
Focus booths	1
Hot office	2
Open plan desks	90
Reception and waiting area	1
Store	3
Teapoint and breakout	1

SUITE B
15,650 SQ FT

6p Meeting room	1
Client lounge	1
Comms	2
Copy / print	1
Flexible meeting room	2
Focus booths	3
Focus room	4
Informal meeting room	3
Open plan desks	114
Project room	1
Team hddle	1
Reception and waiting area	1
Store	2
Teapoints and breakout	2

Option Three

Multiple tenants

Indicative
space plans



SUITE A
9,988 SQ FT

SUITE B
9,870 SQ FT

SUITE C
7,965 SQ FT

Option Four

Multiple tenants

Indicative
space plans



SUITE A
9,988 SQ FT

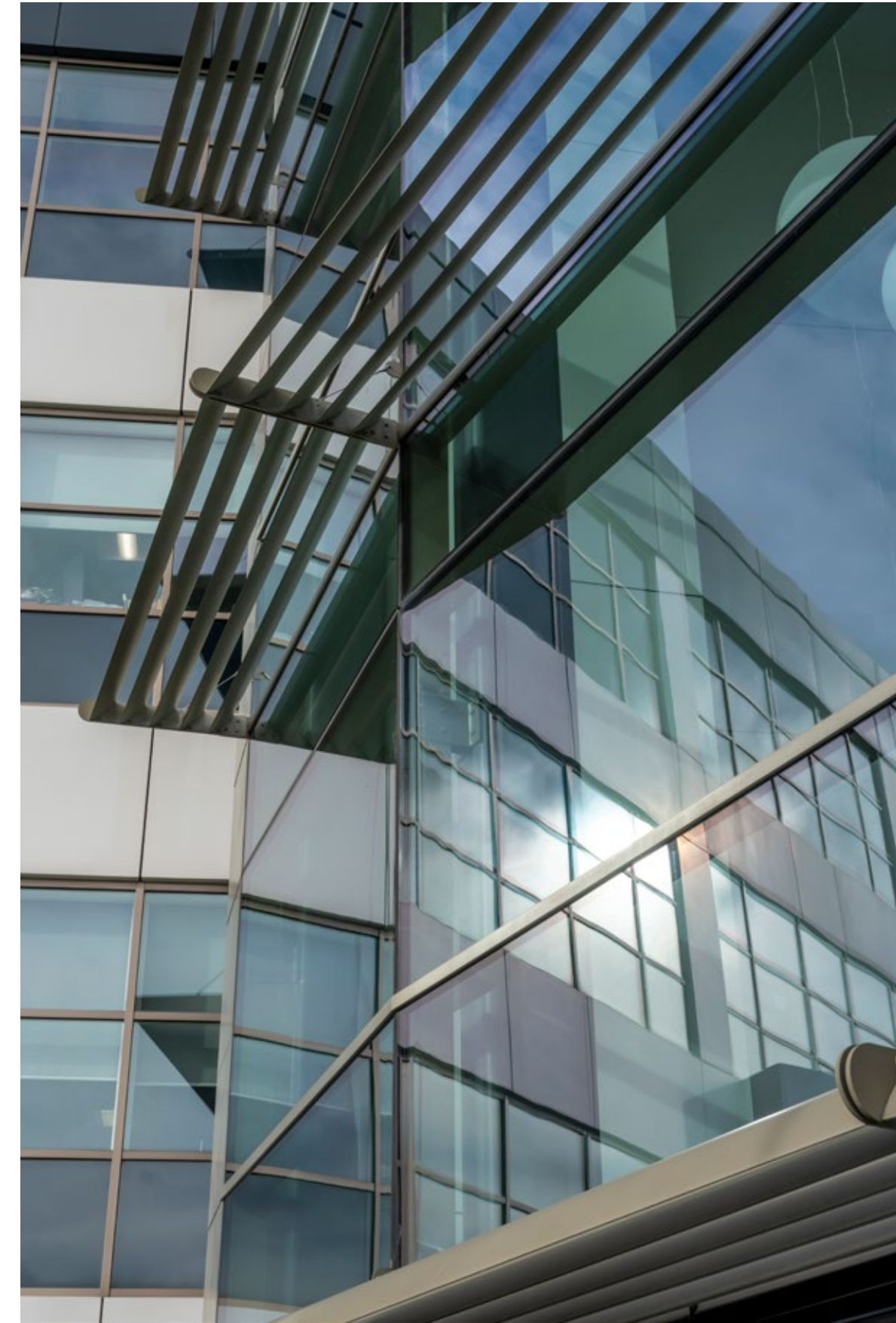
SUITE B
9,870 SQ FT

SUITE C
7,965 SQ FT

Open floors & green spaces



CGI of potential CAT B fit out





CGI of potential CAT B fit out

At the centre of scientific excellence

Kao Park is founded on entrepreneurial spirit, with a long history of scientific and technological breakthrough.

In 1966 Charles Kao and George Hockman invented the fibre optic cable. This changed the world of optical communications and paved the way for a host of modern innovations, including broadband Internet.

Today, the Park upholds its pioneering legacy by maintaining a world-class tenant line-up adjacent to Kao Data, the UK's largest data centre campus, and Harlow Innovation Park.



Well connected

Uniquely positioned in one of the UK’s most Innovative and best connected areas.

Just 13 miles from London Stansted, Harlow has excellent connections by road, rail and air.

Based in Harlow, one of London’s New Towns on the Essex Hertfordshire Border. The town is poised for huge growth with 23,000 new homes planned as part of the Harlow and Gilston Garden Town.

Within walking distance of the park there is a Tesco supermarket, Co-op, Premier Inn, independent café and the local Potters Arms cookhouse. Harlow Innovation Park next door also has a new café coming soon. David Lloyd leisure centre planned to open in 2025.



Air


LONDON
STANSTED
13 miles




LONDON
CITY
22 miles





HEATHROW
41miles



Rail


TOTTENHAM
HALE
17 mins




STANSTED
AIRPORT
17 mins




LONDON
LIVERPOOL
STREET
27 mins




CAMBRIDGE
41 mins



Road


HARLOW MILL
STATION
2.5 miles




M25 (J7)
2.5 miles




HARLOW
STATION
3.3 miles




M25 (J27)
13 miles




CAMBRIDGE
20 miles




CHELMSFORD
21 miles




LONDON
26 miles

Innovation corridor

The Park benefits from its location in the heart of the London-Cambridge-Stansted Innovation Corridor, a centre of scientific excellence with a focus on the Life Sciences and technology sectors.

The Innovation Corridor is seen as a leading location for European and UK headquarters outside London and the Western Corridor. Its advantages include competitive costs, access to markets and global connectivity. Within the corridor, world-class businesses, universities and R&D centres converge creating an unmatched ecosystem.

Kao One's macro and micro location lends itself to future alternative use as an innovation/life science facility with a number of Life Sciences, technology, cyber and defence companies which will be attracted to the Park's location, security and enterprise zone.



1 in 5 professionals in the corridor work in the knowledge economy



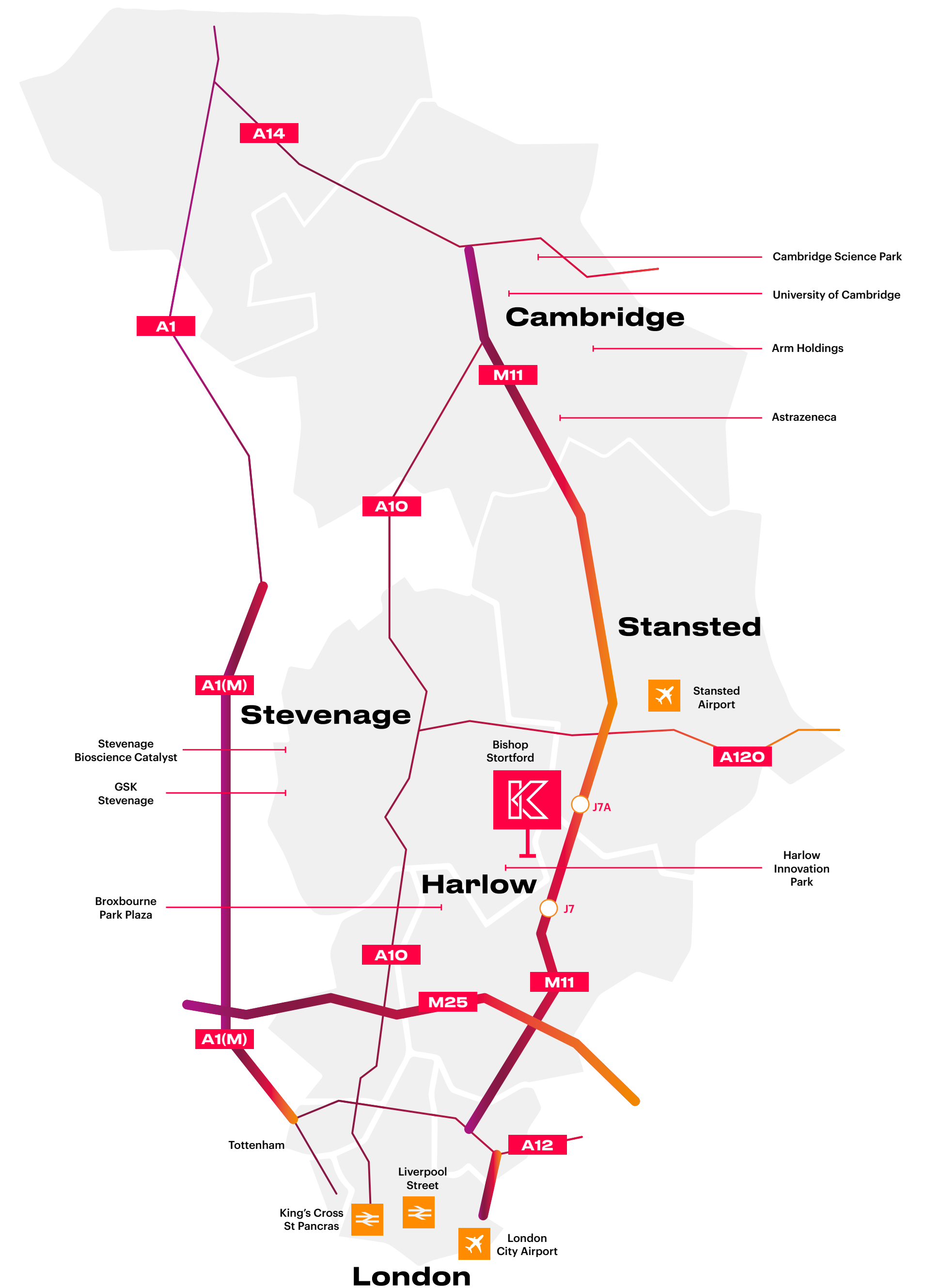
12.5% greater productivity than the UK average



Over 2.1 million jobs in the corridor fosters highly skilled roles



37 life sciences research institutes, and 1,400 life sciences businesses





KAO ONE

kao-one.com

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Please contact the agents for further information



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