Derrick Wade Waters



Unit 1B Modus, Harlow Innovation Park, Maypole Boulevard, Harlow, CM17 9LX

Industrial/Logistics To Let | £90,000 per annum | 5,325 sq ft

Unit 1B Modus High quality mid-tech unit

www.dww.co.uk

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Summary

- Rent: £90,000 per annum
- Business rates: The property is currently assessed as part of a larger assessment. An estimate of the expected Rateable Value is available on request.
- Service charge: To be confirmed
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease
- Terms: The unit is available to let on a new fully repairing and insuring lease for a terms of years to be agreed

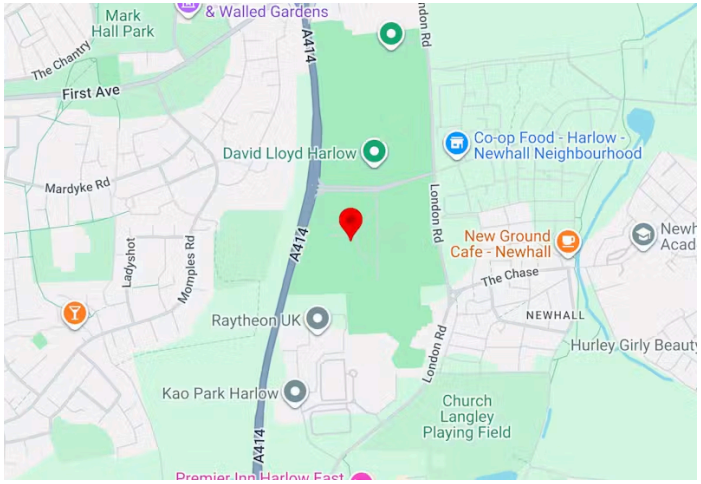
Further information

- View details on our website

Contact & Viewings

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Key Points

- 10m eaves height
- Allocated car and cycle parking
- 1 EV charging point
- High quality office space
- Enhanced external glazing
- Ultra fast and multi network broadband

Description

The property comprises a high quality industrial unit within the development of 6 similar units built in 2020 and form part of Harlow Innovation Park. The property is of steel framed construction under a pitched steel clad roof incorporating translucent roof lights. At ground floor level there is a reception area and wc/shower room, the remainder of the space being clear span with excellent eaves height. At first floor level there is a fully fitted open plan office with kitchen/wc facilities.

Location

Set in 27 acres of landscaped grounds, the Park features ultrafast broadband, cutting-edge biophilic building design, located off London Road and sits in the heart of Harlow Enterprise Zone.

Harlow is a significant commercial centre in West Essex, enjoying good road links via J7/7A of the M11 to J27 of the

The town also benefits from two railway stations, each serving London's Liverpool Street via Tottenham Hale (Victoria Line).

Accommodation

Name	sq ft	sq m
Ground - floor	4,670	433.86
1st - floor	655	60.85
Total	**5,325**	**494.71**

Terms

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

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