Derrick Wade Waters



Units 1A-1B-1C Modus, Maypole Boulevard, Harlow, CM17 9LX

Industrial/Logistics To Let | 26,706 sq ft

Units 1A/1B/1C Modus High quality mid-tech units

www.dww.co.uk

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Summary

- 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

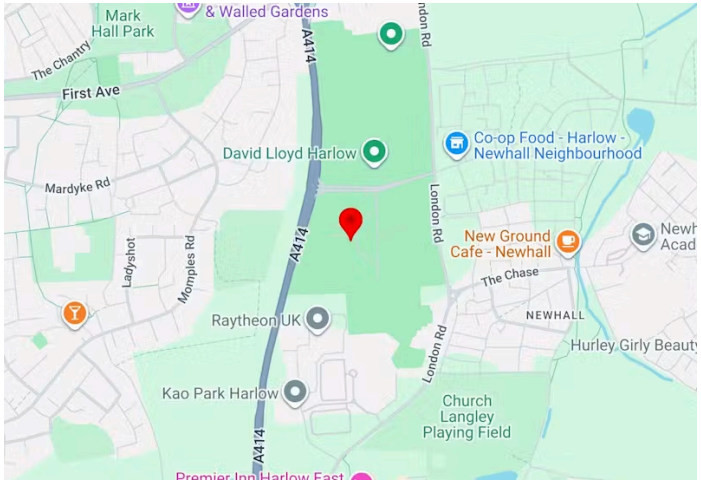
Further information

- View details on our website

Contact & Viewings

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Key Points

- 10m eaves height
- Allocated car and cycle parking
- EV charging points
- High quality office space
- Enhanced external glazing
- Ultra fast and multi network broadband
- Partly refrigerated (can be removed)

Description

The property comprises 3 intercommunicating industrial 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.

Each unit has its own pedestrian entrance from which there is a reception area and wc/shower room facilities. Each unit also benefits from first floor offices which currently intercommunicate between 1B & 1C.

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 M25 London orbital motorway some 6 miles South, and to Stansted approximately 13 miles to the North. 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
Unit - Ground floor	23,336	2,167.99
1st - floor	3,370	313.08
Total	**26,706**	**2,481.07**

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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