Derrick Wade Waters



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

Industrial/Logistics To Let | 26,403 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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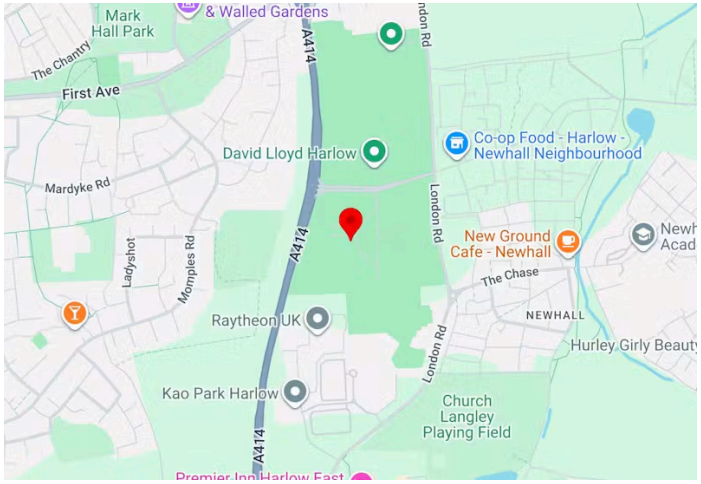



Key Points

- 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, [illegible]

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	23,098	2,145.87
1st - floor	3,305	307.04
Total	**26,403**	**2,452.91**

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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