Derrick Wade Waters



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

Industrial/Logistics To Let | £147,500 per annum | 8,937 sq ft

Unit 1A Modus High quality mid-tech unit on Premier Innovation Park

www.dww.co.uk

Derrick Wade Waters

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

Summary

- Rent: £147,500 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

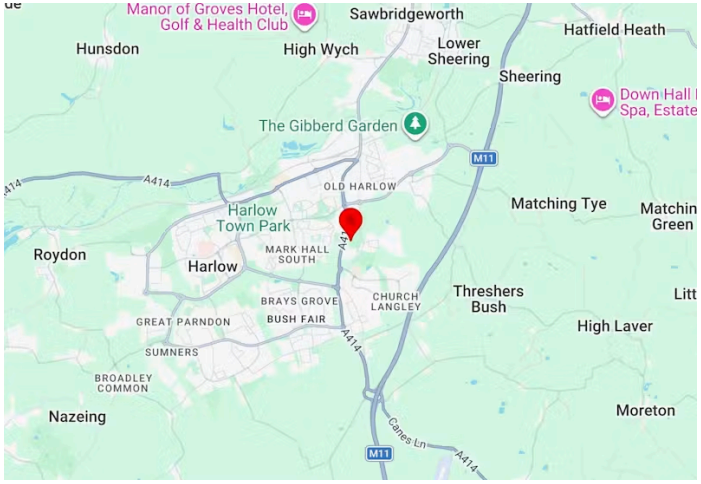
Further information

- View details on our website

Contact & Viewings

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

James Issako MRICS
01279 620 200 | 07817 269 490
ji@dww.co.uk





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 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
Ground - floor	7,753	720.28
1st - office	1,184	110
Total	**8,937**	**830.28**

Terms

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

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."






SMARTKAS

