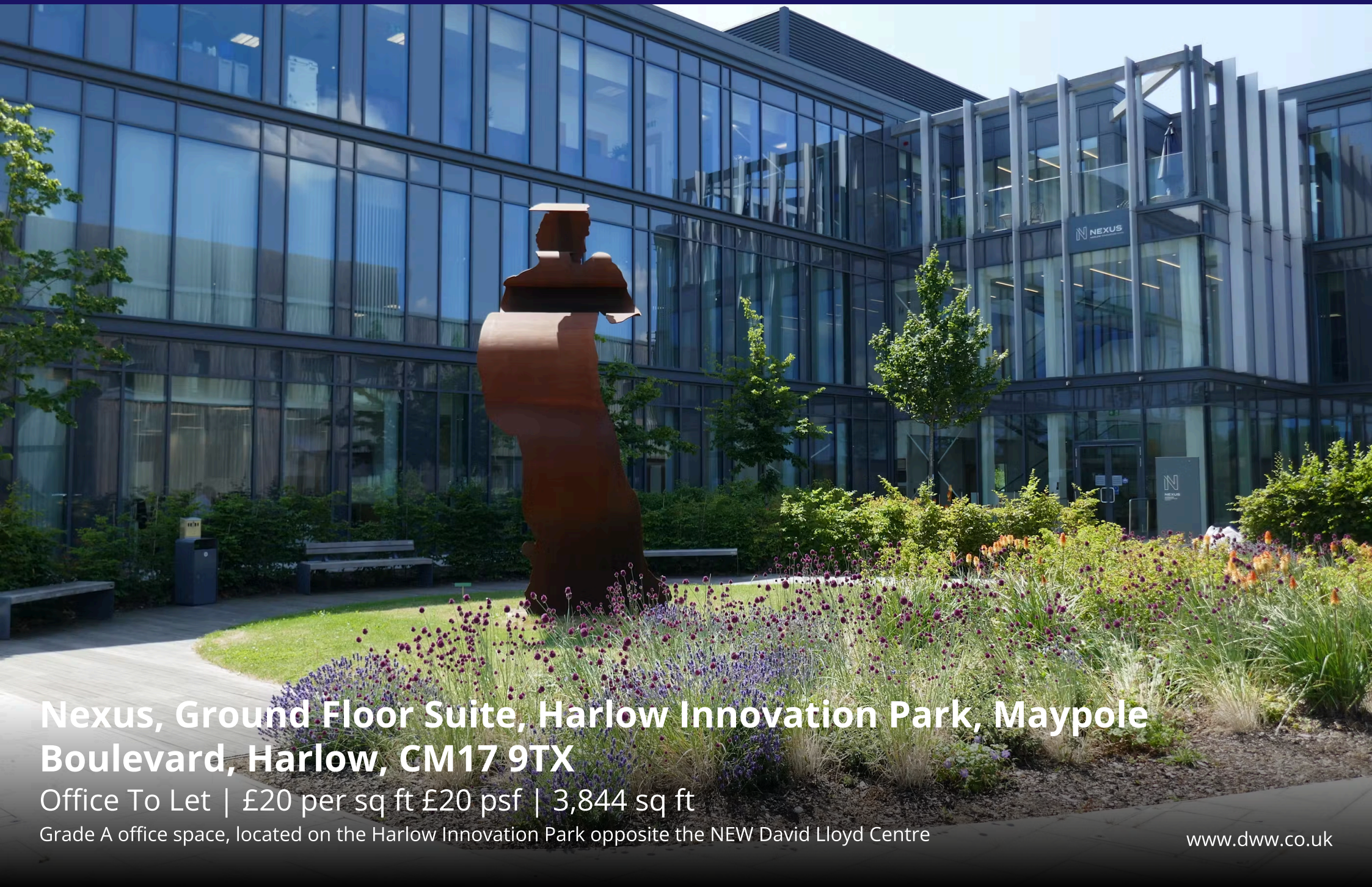
Derrick Wade Waters



Nexus, Ground Floor Suite, Harlow Innovation Park, Maypole Boulevard, Harlow, CM17 9TX

Office To Let | £20 per sq ft £20 psf | 3,844 sq ft

Grade A office space, located on the Harlow Innovation Park opposite the NEW David Lloyd Centre

www.dww.co.uk

Derrick Wade Waters

Nexus, Ground Floor Suite, Harlow Innovation Park, Maypole Boulevard, Harlow, CM17 9TX

Summary

- Rent: £20 per sq ft £20 psf
- Business rates: On application
- Service charge: £8.57 per sq ft
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B

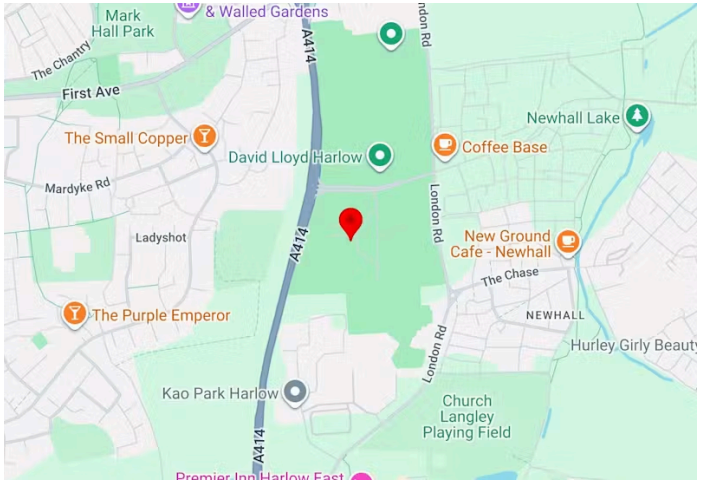
Further information

- View details on our website

Contact & Viewings

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Key Points

- Full fibre ultra-fast broadband
- Generous parking
- Premium office space
- Floor to ceiling heights 2.75m
- Excellent natural light with full height glazing
- VRF cooling and heating systems
- David Lloyd Centre / cafe on site

Description

Open plan office providing a modern contemporary workspace which enjoys access to a shared high quality meeting rooms and break out facilities embracing today's agile working practices.

Location

Located within the heart of the established London-Stansted-Cambridge Corridor, this area already has a global reputation for excellence in scientific research.

An environment which includes the new David Lloyd Centre, cafe, retail shops and green surroundings, cutting-edge architecture and an easy commute from Junctions 7 & 7A on the M11 (circa 10-15 mins drive) and a bus service into Harlow Town centre.

Harlow Innovation Park is already home to UKHSA, Whiskers Solicitors, Anglia Ruskin University's Arise Innovation Hub, where entrepreneurs and start-ups can work side by side with students and academics in an innovative supportive environment.

Accommodation

Name	sq ft	sq m
Ground - floor	3,844	357.12
Total	**3,844**	**357.12**

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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