



Unit 1B Modus

Harlow Innovation Park, Maypole Boulevard, Harlow, CM17 9LX

Unit 1B Modus High quality mid-tech unit

5,220 sq ft
(484.95 sq m)

- 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
- Partly refrigerated (can be removed)

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Summary

Available Size	5,220 sq ft
Rent	£83,520.00 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
EPC Rating	Upon enquiry

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 via junction 7A of the M11. The town also benefits from two railway stations, each serving London's Liverpool Street via Tottenham Hales (Victoria Line).

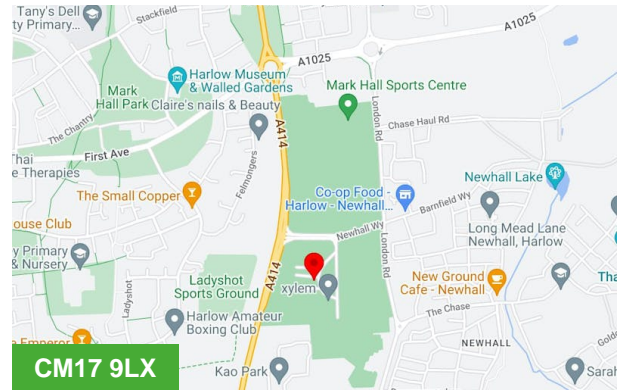
Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - floor	4,596	426.98
1st - floor	624	57.97
Total	5,220	484.95

Terms

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



Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

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