

KAOPARK

HARLOW



CONNECTING BUSINESS
WITH INNOVATION

KAOPARK.COM

OVER
78%

LET

AVAILABLE
TO LET

KAO 2
3,750 SQ FT
UP TO
42,417 SQ FT



THE PARK

The worlds of innovation and business converge at Kao Park, a newly redeveloped science and technology hub in the heart of the United Kingdom's influential London-Stansted-Cambridge corridor.

Located in the Harlow Enterprise Zone in Essex, Kao Park combines Grade A office accommodation and a state-of-the-art data

centre to create a unique proposition for occupiers seeking a next generation campus.

With a long history of scientific and technological breakthroughs, including the momentous discovery of fibre optic cable, the site is the perfect location for any business looking to place itself firmly at the forefront of innovation.



- 1. Kao One
- 2. Kao Two available
- 3. Kao Data
- 4. Car Park
- 5. Construction Site for 3 x Kao Data centres

KAO ONE - FULLY LET

Let to Raytheon & Arrow Electronics



KAO TWO - PART LET

Let to Pearson, Bellis Homes & Virgin Health Care



Kao Park comprises two striking buildings (Kao One and Kao Two) with net internal areas of 110,652ft² and 81,536ft² respectively. The Kao Data campus has also opened Kao London One, the first of four data centres to be built on site. When fully completed, the £200 million campus will support an IT load of over 35MW across 150,000 sq ft

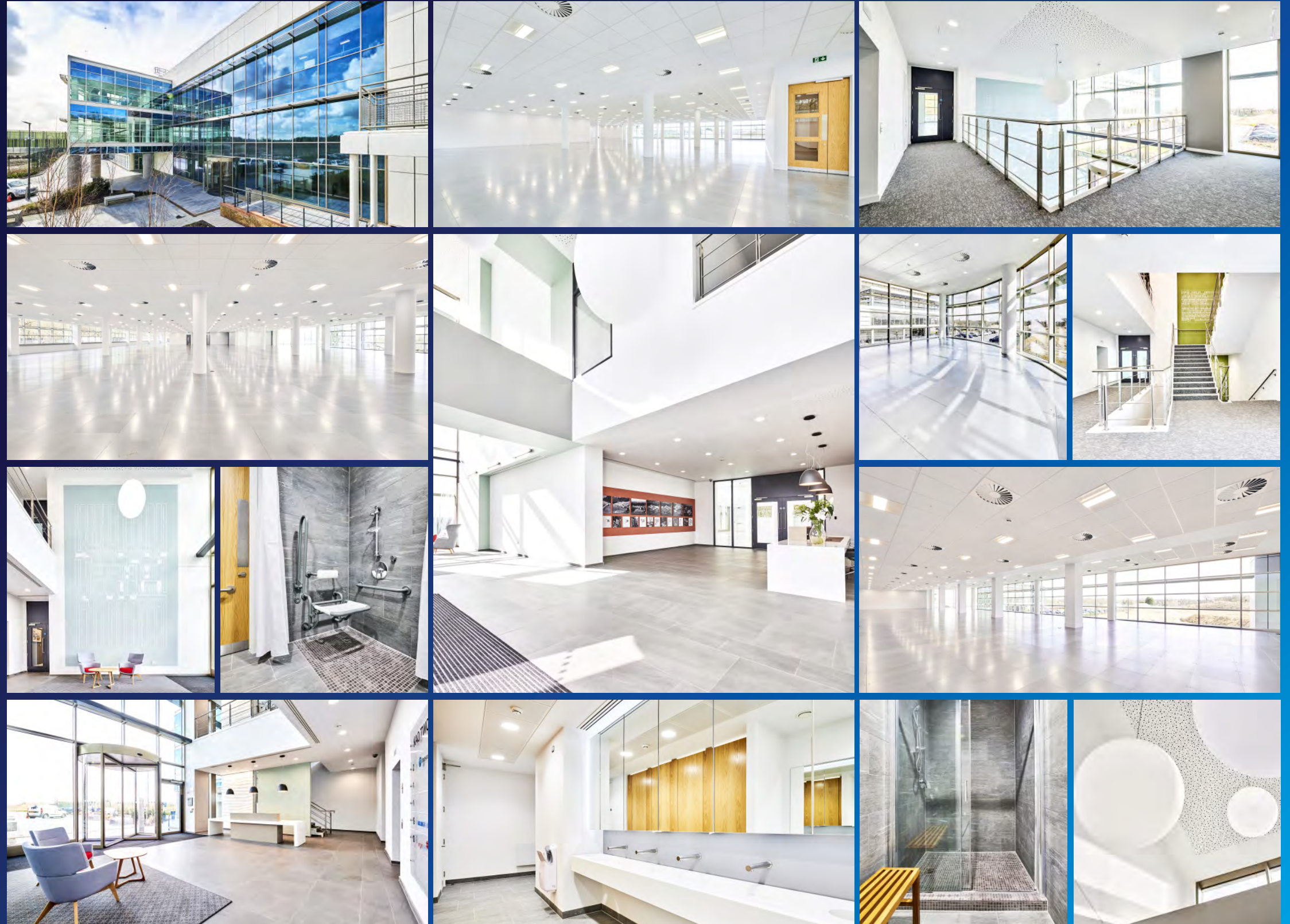
of technical space. In addition there is a multi storey car park offering most of the 821 spaces to office occupiers on the Park. The buildings were formally part of Nortel network's European R&D Headquarters and following extensive refurbishment, are now home to such occupiers as Arrow, Raytheon and Pearson Education.

SPECIFICATION

KAOTWO

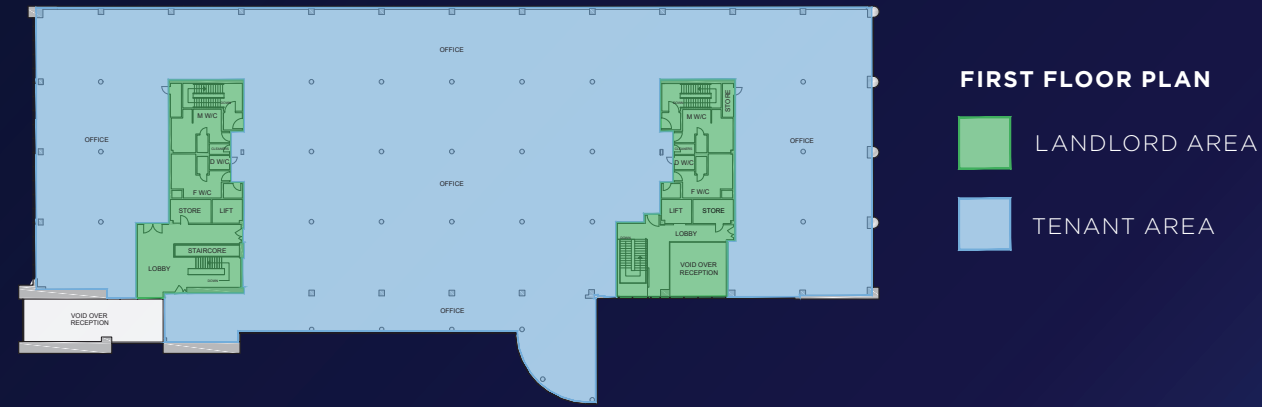
Kao Two has been extensively refurbished and offers flexible high quality Grade A office space from 3,750 sq ft upto 42,417 sq ft. The accommodation benefits from the following specification:

- VRF heating and cooling system
- Raised access flooring throughout
- Mineral fibre suspended ceilings
- LG7 Lighting with perimeter downlights
- Two generous full height refurbished receptions with informal seating areas
- 2 x 13 person passenger lifts
- Refurbished WCs with shower facilities
- All floors served by a DDA Compliant staircore and DDA Compliant Lifts
- Car parking ratio of 1:240 per sq ft and cycle racks
- Comprehensive site wide landscaping
- 24 hour security and onsite management team



ACCOMMODATION

The available accommodation is arranged over part ground and first floors and can be offered from 3,750 sq ft up to 42,417 sq ft



SCHEDULE OF AREAS (NIA)

Floor	Sq Ft	Sq M
Second Floor	Let to Pearson	Let to Pearson
First Floor	27,225	2,529
Part Ground Floor	Let to Bellis Homes & Virgin Healthcare	
Part Ground Floor	15,192	1,411
Total	42,417	3,940

*Ground floor can be divided from 3,750 sq ft

LOCATION

Conveniently located just 45 kilometres (28 miles) north of Central London and 61 kilometers (38 miles) south of Cambridge, it is easy to see why Harlow is already home to some of the world's leading companies including Pearson, Teva Pharmaceutical Industries and Raytheon.

Strategically positioned in the town's burgeoning Enterprise Zone of 51ha (one of 24 designated government investment zones across the country), Kao Park sits at the heart of Harlow's newest generation of science and technology innovators enjoying:

- A Simplified Planning Regime via an LDO
- Attractive Business Rate Discounts
- Superfast Broadband Supply

A premier business location with rail and road access to London, Cambridge and Stansted Airport, the EZ's two sites-London Road North and South offer development opportunities for Technology and Life Science.

Kao Park will be the first part of the Harlow Enterprise Zone to be delivered and will not only provide a total of 215,000 sq ft of flexible office space refurbished to a Grade A standard, but also benefit from an adjacent state-of-the-art data centre that will blend business with hyper-connectivity.



harlowez.org.uk



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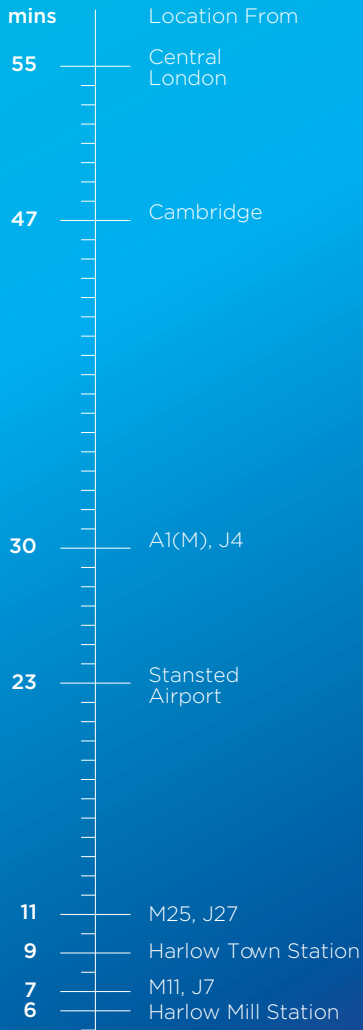


CONNECTIVITY

The property benefits from the excellent communication links provided by being located in the London-Stansted-Cambridge M11 Corridor. The corridor offers a large, culturally diverse and highly educated workforce



BY ROAD:



BY RAIL:

29
mins

London
Liverpool Street

17
mins

Tottenham Hale

17
mins

Stansted
Airport

39
mins

Cambridge

KAOPARK

CM17 9NA

For all enquiries

CBRE
020 7182 2000
www.cbre.co.uk

Matt Willcock
matt.willcock@cbre.com

Peter York MRICS
peter.york@cbre.com

LEE BARON
CHARTERED SURVEYORS
WWW.LEEBARON.COM
020 7758 5600

Carl Whyman
cwhyman@leebaron.com

**Derrick
Wade
Waters**

Simon Beeton
scb@dww.co.uk
01279 620200