

**NEXUS**  
HARLOW INNOVATION PARK CM17 9LX



**Our collection of new flexible office suites at Nexus Building, Harlow Innovation Park are specifically designed for innovative businesses.**

From scale-ups to established corporates, our range of self-contained office suites provide modern contemporary workspaces that enjoy access to a shared high quality meeting rooms and touch down facilities embracing today's agile working practices.

- Suites from 1,550 – 16,586 sq ft
- Brand new office space
- Flexible lease terms



# A STATE-OF-THE-ART WORKSPACE WITH UNRIVALLED DATA CONNECTIVITY

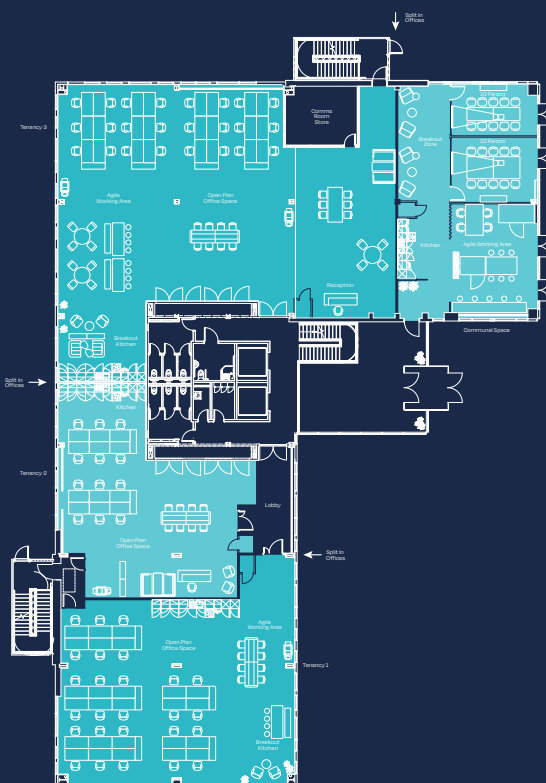
Our short form standard lease agreements provide flexibility and enable occupiers to move in quickly. Occupiers benefit from brand new shared amenities including meeting rooms, touch down workspaces and break out spaces off reception. Within each self-contained office suite a fitted modern kitchen/break-out area has been installed ready for occupiers.

## ACCOMMODATION SCHEDULE

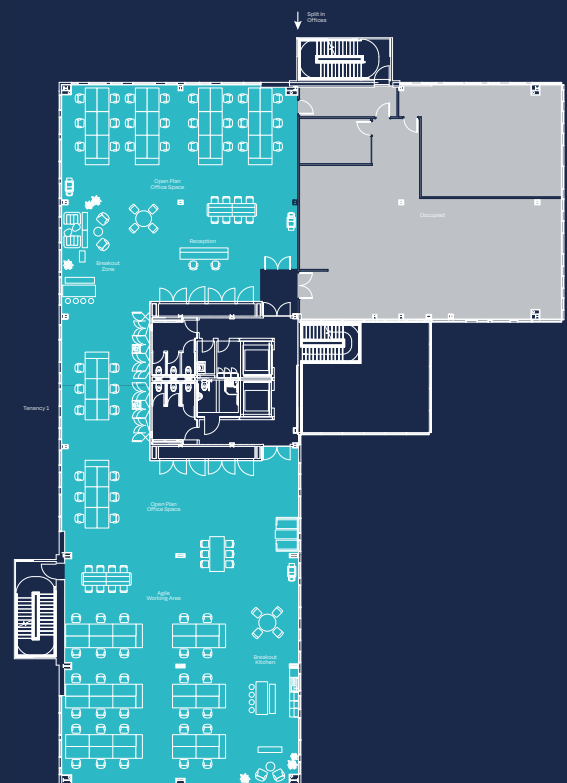
GROUND SUITE 1	Let to Derrick Wade Waters
GROUND SUITE 2	1,550 sq ft (144 sq m) AVAILABLE
GROUND SUITE 3	3,844 sq ft (357 sq m) AVAILABLE
FIRST FLOOR SUITE 1	Let to Public Health England
FIRST FLOOR SUITE 2	8,946 sq ft (831 sq m) AVAILABLE
SECOND FLOOR	Let to Renesas
<b>TOTAL AVAILABLE</b>	<b>14,340 sq ft (1,332 sq m)</b>



## GROUND FLOORPLAN



## FIRST FLOORPLAN



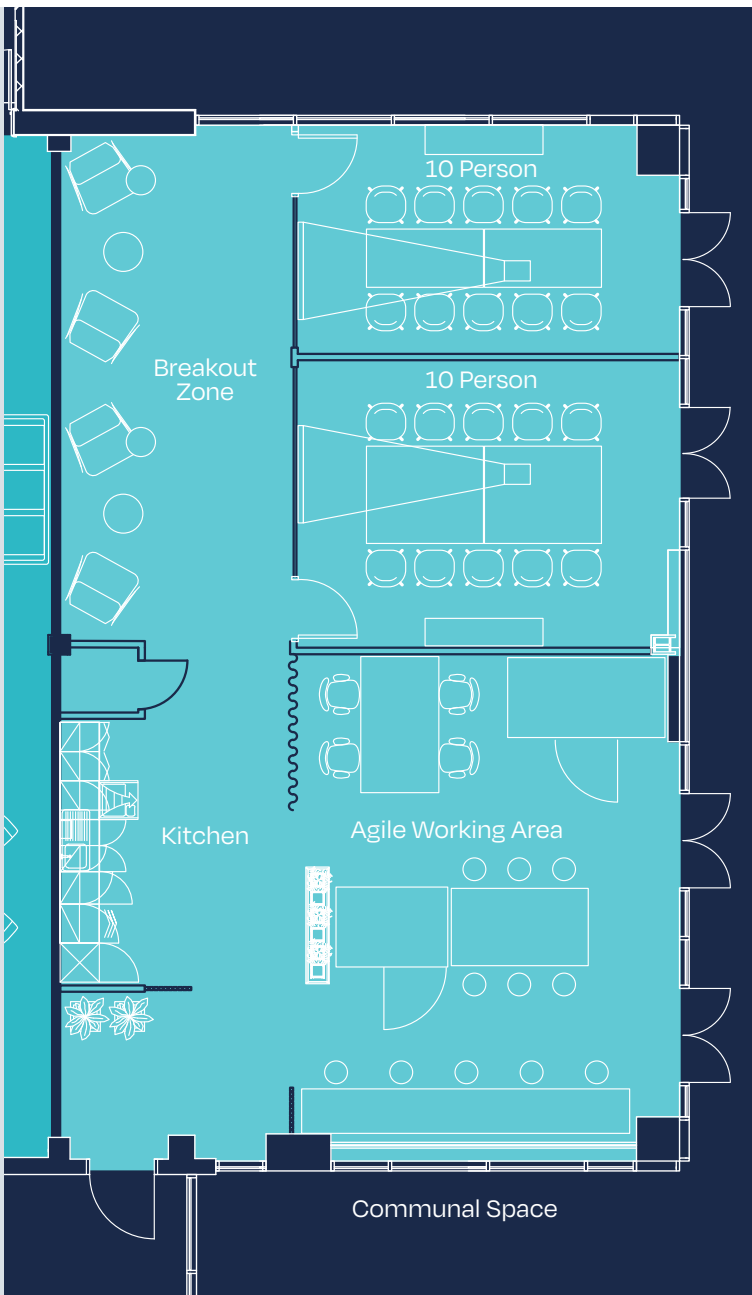
# COLLABORATIVE WORKSPACES

## Common Areas

- Shared meeting rooms, touch down and break out areas
- A sustainable building BREEAM 'Excellent'
- Shower and changing facilities
- Spacious and modern triple height communal reception area

## Externally

- External seating areas and high quality landscaping
- 44 on-site cycle storage
- 79 car parking spaces



## OVERVIEW SPECIFICATION

- Fitted kitchen and break out area
- Floor to ceiling heights 2.75m
- Excellent natural light with full height glazing
- Suspended metal pan ceiling tiles
- Recessed LED lighting
- Raised floors, floor boxes and new carpets
- Full fibre ultra-fast broadband with a flexible choice of existing on-site providers with fast set up
- VRF cooling and heating systems
- Open plan configuration





Harlow Innovation Park is already home to Renesas, UKHSA, Xylem, SmartKas and 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.

With 25 acres the Harlow Innovation Park has quickly established as the premier location for forward thinking organisations that want better, healthier and more productive work spaces with opportunities to grow. Completing Spring 2023, the central hub will open delivering a modern café and flexible meeting space in a new building on Harlow Innovation Park.

- A new innovation destination
- Central Hub opening 2023
- Space to grow



# Situated at the heart of the London-Stansted-Cambridge corridor



## Connections

### By Car

M25 (J27)	12 mins
Stansted Airport	15 mins
Cambridge	40 mins
London	45 mins

### By Train

Stansted Airport	20 mins
Liverpool St, London	35 mins
Cambridge	40 mins

### By Air

London Stansted Airport  
Serves 187 airports in  
39 countries

London City Airport  
Serves 23 airports in  
7 countries

Located at the heart of the London-Stansted-Cambridge corridor with easy access to M11 from junction 7 (south to London) & 7A (north to Stansted and Cambridge). Harlow Innovation Park provides excellent connectivity to walking, cycle, bus and rail networks.

For more information please contact:



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