

ONE STATION APPROACH

HARLOW

3,511–25,395 Sq. Ft. of Grade A Office Space – Available To Let
onestationapproach.co.uk

ONE STATION APPROACH

HARLOW

Town centre location, opposite
Harlow Town Railway Station

Excellent town centre car parking
ratio of 1:250 Sq. Ft.

Fully refurbished, Grade A specification

Turnkey, fully-fitted options available

YOU'VE ARRIVED

25,395 Sq. Ft. of Grade A, newly refurbished office space,
immediately adjacent to Harlow Town Railway Station.
Suites available of 3,511 – 7,312 Sq. Ft.





FIRST CLASS OFFICE SPACE

One Station Approach offers the premier office accommodation in Harlow town centre.

ONE STATION APPROACH HARLOW



TRAINS PLANES AUTOMOBILES

One Station Approach benefits from unparalleled connectivity via train, plane and road.

Harlow's two railway stations, Harlow Town and Harlow Mill provide regular services to Tottenham Hale (17 minutes – Victoria Line Station) London Liverpool Street, (30 minutes), Stansted Airport (13 minutes), Cambridge (40 minutes).

Harlow benefits from excellent connectivity via road, with two M11 junctions, 7 and the newly completed 7a. Junction 27 of the M25 is just 4 miles to the south of junction 7, providing easy access to Greater London and the wider motorway network. To the north, the M11 provides direct access to Cambridge, The Midlands and The North.

BY TRAIN

London Stansted	13 mins
Tottenham Hale	16 mins
London Liverpool Street	30 mins
Cambridge Central	40 mins

AIRPORTS BY CAR

London Stansted	13 miles
London Luton	30 miles
London Heathrow	50 miles

MOTORWAYS

M11 Junction 7a	4 miles
M11 Junction 7	4 miles
M25 Junction 27	8 miles

📍 One Station Approach, Harlow CM20 2FB
 /// [margin.desk.mirror](https://www.margin.desk.mirror)
 ➡️ [Google Maps Directions](#)

LOCATION LOCATION LOCATION

One Station Approach is situated in a prominent position adjacent to Harlow Town railway station, providing direct access to Central London.

AMENITIES

FOOD & DRINK

Costa
Sainsbury's
Wagamama
Nando's
Novo Lounge
Tesco Express
Greggs
The Master Barista
Starbucks

RETAIL

Santander
Waterstones
H&M
Next
Holland & Barrett
Specsavers
Superdrug
EE
Three
Cineworld

WELLNESS & GREENERY

Pure Gym
Anytime Fitness
Harlow Town Park
The Lock Climbing Wall
River Stort walking & cycle paths



WORK, REST AND PLAY

Harlow delivers a vibrant mix of amenities, with everything from buzzing food and drink spots to retail, wellness hubs, and beautiful green spaces — all on your doorstep.



NEXT

H&M

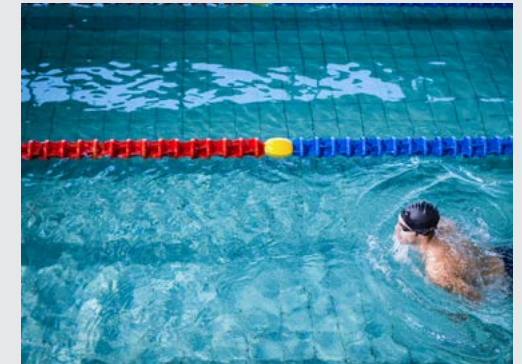
David Lloyd
— CLUBS —

Santander

PUREGYM

TESCO

W
Waterstones



HARLOW INVESTMENT

Harlow is poised to emerge as one of the UK's fastest-growing economies, underpinned by significant investment in infrastructure and the built environment.

£76M

INFRASTRUCTURE
INVESTMENT
IN M11
JUNCTION 7A

£20M

GOVERNMENT
LEVELING UP
FUNDING

£23.7M

GOVERNMENT
TOWNS FUND



23,000 NEW HOMES
OVER THE NEXT 20 YEARS

£171M GOVERNMENT HOUSING GRANT



**50% INCREASED
JOB GROWTH**
IN THE NEXT
20 YEARS

3,300 BUSINESSES
SUPPORTING
OVER
44,000 JOBS



£800M NEW MEDICAL CAMPUS & HOSPITAL

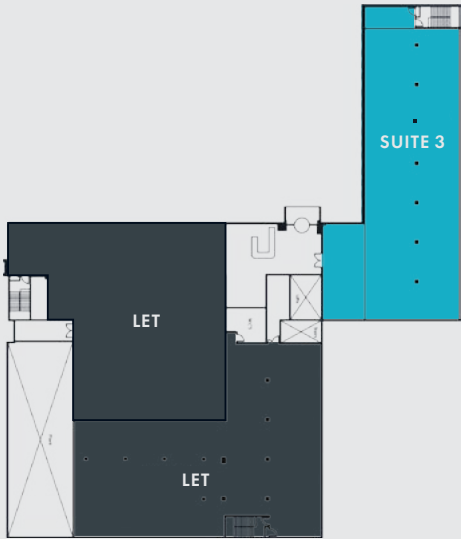
MODERN CONNECTED WORKING

One Station Approach is a landmark office building, comprising 65,682 Sq. Ft. of newly refurbished Grade A office accommodation, arranged over ground and two upper floors.

- Grade A standard
- 25,395 Sq. Ft. of available space distributed across five suites, ranging from 3,511 – 7,312 Sq. Ft.
- Four pipe fan coil air conditioning
- Full access raised floors
- Suspended ceilings with new LED lighting
- Unrivalled on-site car parking provision of 1:250 Sq. Ft.
- Contemporary refurbished reception
- Male, Female and Disabled WCs on each floor
- 2 eight person passenger lifts
- High speed internet connectivity
- Excellent transport connectivity by rail and road
- New garden amenity area
- EPC C



AREAS AND PLANS



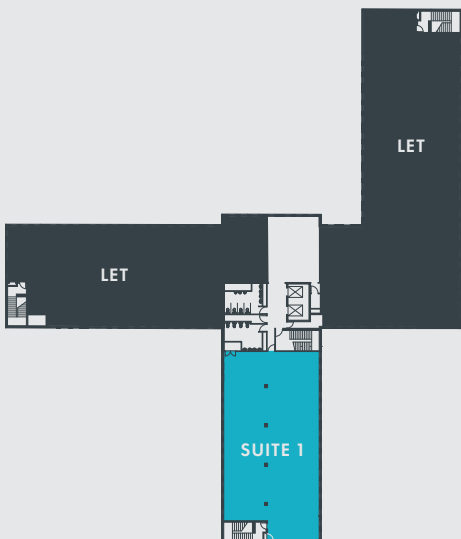
G

Suite 1
LET

Suite 2
LET

Suite 3*
614.27/6,612

(Sq. M./Sq. Ft.)



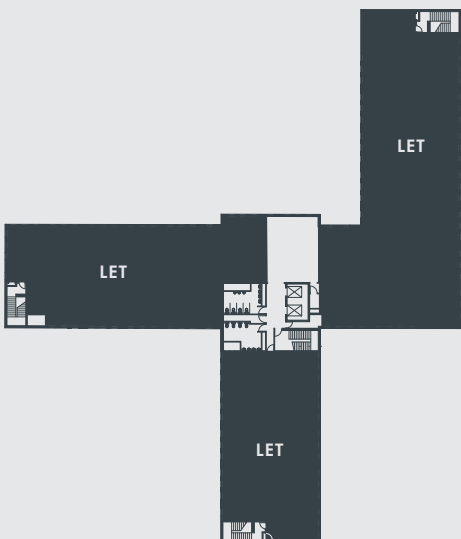
1

Suite 1*
326.18/3,511

Suite 2
LET

Suite 3
LET

(Sq. M./Sq. Ft.)



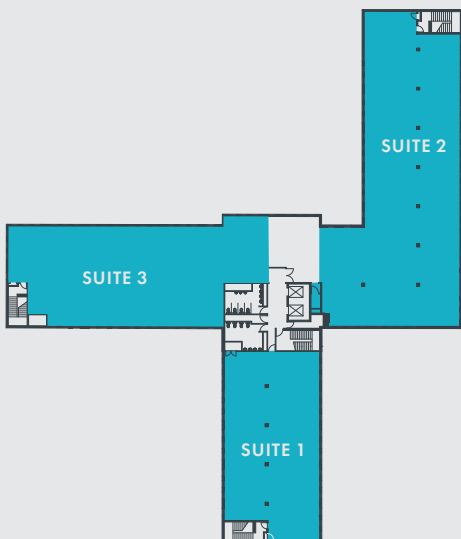
2

Suite 1
LET

Suite 2
LET

Suite 3
LET

(Sq. M./Sq. Ft.)



3

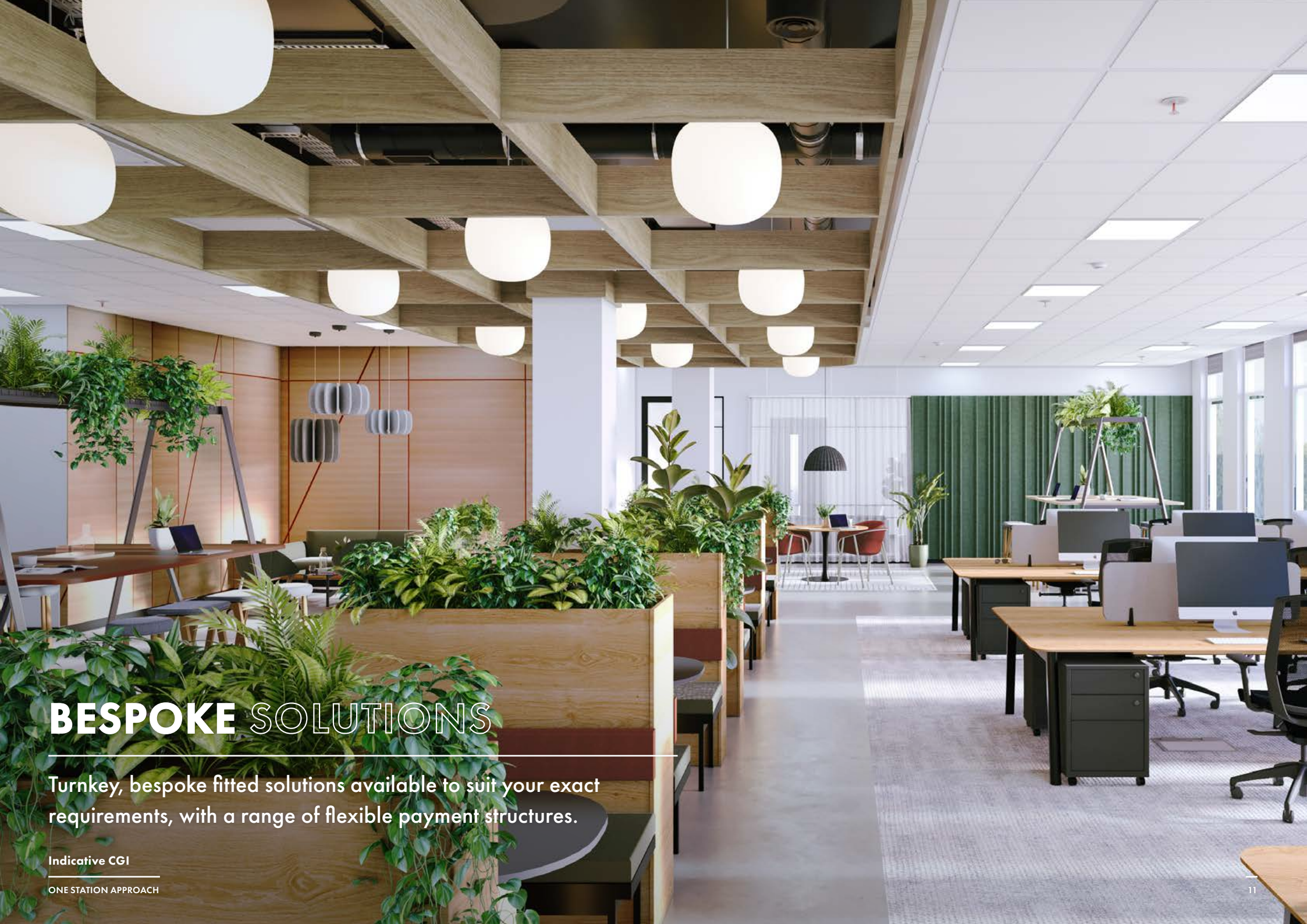
Suite 1
326.8/3,518

Suite 2*
663.5/7,142

Suite 3*
428.5/4,612

(Sq. M./Sq. Ft.)

* Following the expiry of the existing tenant's lease, the landlord will undertake a comprehensive CAT A refurbishment of the space prior to re-letting



BESPOKE SOLUTIONS

Turnkey, bespoke fitted solutions available to suit your exact requirements, with a range of flexible payment structures.

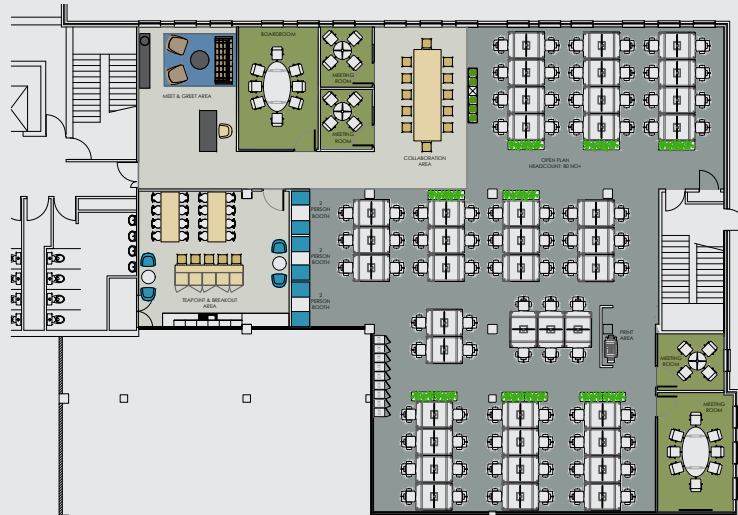
Indicative CGI

ONE STATION APPROACH

GROUND FLOOR INDICATIVE CAT B OPTION



Ground floor: Collaborative



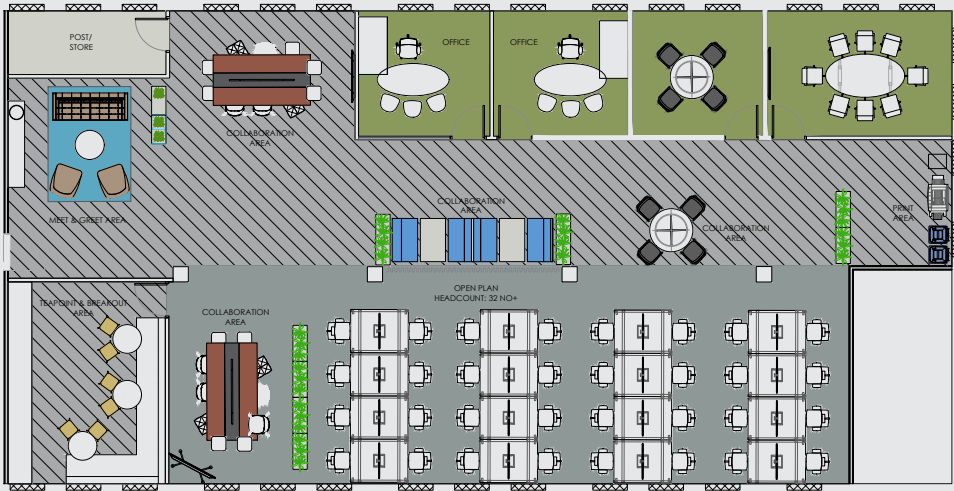
Ground floor: Maximum density



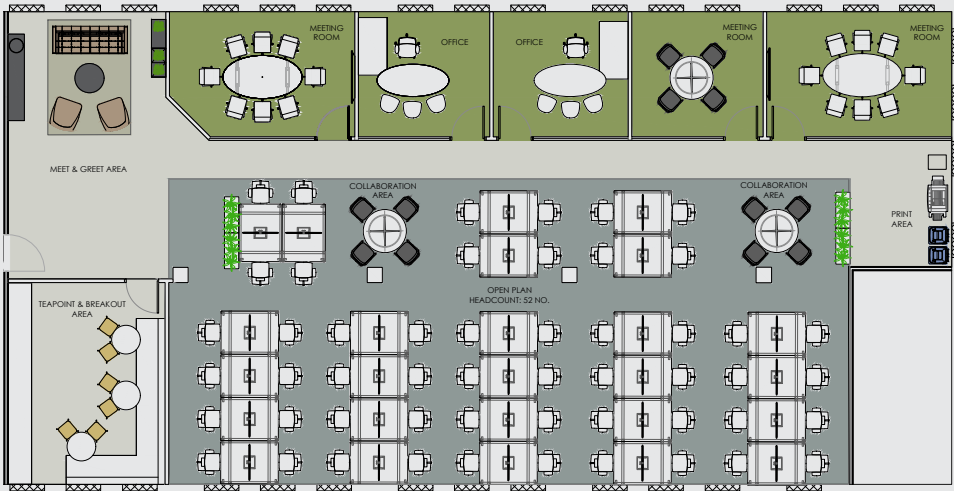
Indicative CGI

ONE STATION APPROACH

THIRD FLOOR INDICATIVE CAT B OPTION



Third floor: Collaborative



Third floor: Maximum density



Indicative CGI

ONE STATION APPROACH

IT'S ALL IN THE DETAIL

Terms

The property is available by way of a new lease at a rent to be agreed.

EPC

Energy Performance Certificate available upon request. The rating is C-58.

Outgoings

A service charge will be levied to cover the cost of maintenance and repair of the common parts and external structure of the building.

Legal costs

Each party to bear their own legal costs.



ENQUIRE NOW

For all letting enquiries and viewings –

**Derrick
Wade
Waters**
01279 620 200

Simon Beeton
01279 620200
scb@dww.co.uk

Elizabeth Finch
01279 620200
ef@dww.co.uk

HanoverGreen
020 3130 6400
hanovergreen.co.uk

James Shillabeer
07824 663594
jshillabeer@hanovergreen.co.uk

Richard Zoers
07730 567607
rzoers@hanovergreen.co.uk



One Station Approach, Harlow CM20 2FB



[margin.desk.mirror](#)



[Google Maps Directions](#)



Owned and managed by
Mantle
01279 874302
info@mantle.co.uk

Subject to contract

Disclaimer: The agent, for themselves and for the Lessors of the property give notice that; i) these particulars are given without responsibility of the agent or the Lessors as a general outline only, for the guidance of prospective tenants, and do not constitute the whole or any part of an offer or contract, ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and any prospective tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them, iii) no employee of the agent has any authority to make or give any representation or warranty to enter into any contract whatsoever in relation to the property, iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending tenants must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate advice, v) the agent will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Published May 2025.