

HARLOW  
INNOVATION  
PARK

# MODUS



**TOGETHER WE ARE**  
HARLOW INNOVATION PARK

New high quality mid-tech buildings, ranging from  
5,220 sq ft - 25,973 sq ft totalling 51,429 sq ft  
**Immediately available to occupy**

**HARLOWINNOVATIONPARK.CO.UK**  
**CM17 9LX**

HARLOW INNOVATION PARK

# TOGETHER WE DISCOVER TOMORROW



**5,220 sq ft - 25,973 sq ft  
including 10% office content  
at mezzanine level.**

High quality mid-tech buildings designed for a broad range of companies, with ultrafast and multi-network broadband.

This forward thinking development will create a collaborative, progressive community within the Harlow Enterprise Zone.

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





# WELLBEING STARTS WITH **‘WE’**



## At Harlow Innovation Park, we put people first

When people thrive, businesses follow. Taking a human-centred approach, Harlow Innovation Park is designed to empower workers' development and support their wellbeing.

The buildings, technology and outdoor space have been informed by research into how people interact with their work environment.

Natural light is maximised, the grounds are full of places to sit and chat, with future plans for a nursery, gym and caf onsite. In the meantime, there are plenty of amenities nearby including:

- Mark Hall Sports Centre
- Coffee Base caf
- Co-op supermarket

Talented people will want to work here – and they'll want to stay.





CGI for illustrative purposes



# AN **INSPIRING PLACE TO BE**

## There's a new destination for pioneering scientific and technological development in the heart of the UK's Innovation Corridor.

Designed to work in symbiosis with forward-thinking, highly driven businesses, Harlow Innovation Park offers a supportive and collaborative environment that encourages growth, nurtures partnerships and promotes wellbeing.

Set in landscaped grounds, the 25 acre Innovation Park features ultrafast broadband, cutting-edge biophilic building design – for healthier, more productive work spaces – and a range of amenities to foster a better work/life balance.

This is more than just business space. Harlow Innovation Park is an exceptional opportunity for like-minded companies to spark connections, share ideas and create the future.



# HIGH QUALITY BUSINESS SPACE

FROM 5220 SQ FT – 12,346 SQ FT  
(485 SQ M – 1,147 SQ M)



## MID-TECH (with first floor office space)

|              | 1A                        | 1B                        | 1C                           | 2                            | 3A                        | 3B                        |
|--------------|---------------------------|---------------------------|------------------------------|------------------------------|---------------------------|---------------------------|
| GROUND FLOOR | 7,524 sq ft<br>(699 sq m) | 4,596 sq ft<br>(427 sq m) | 10,624 sq ft<br>(987 sq m)   | 11,087 sq ft<br>(1,030 sq m) | 5,791 sq ft<br>(538 sq m) | 5,791 sq ft<br>(538 sq m) |
| FIRST FLOOR  | 1,076 sq ft<br>(100 sq m) | 624 sq ft<br>(58 sq m)    | 1,529 sq ft<br>(142 sq m)    | 1,259 sq ft<br>(117 sq m)    | 764 sq ft<br>(71 sq m)    | 764 sq ft<br>(71 sq m)    |
| TOTAL        | 8,600 sq ft<br>(799 sq m) | 5,220 sq ft<br>(485 sq m) | 12,153 sq ft<br>(1,129 sq m) | 12,346 sq ft<br>(1,147 sq m) | 6,555 sq ft<br>(609 sq m) | 6,555 sq ft<br>(609 sq m) |
| CAR PARKING  | 26                        | 8                         | 19                           | 26                           | 10                        | 13                        |
| CYCLE SPACES | 8                         | 10                        | 20                           | 18                           | 12                        | 12                        |
| EV CHARGING  | 2                         | 2                         | 2                            | 4                            | 2                         | 2                         |

Approximate GIA

## FLEXIBLE SPECIFICATION

The mid-tech units offer complete flexibility to occupiers at ground floor level and provide 10% office content at mezzanine level. The mezzanine level could also be extended to suit occupier requirements.

## TENURE:

Leasehold

## Storage / Production Floorspace

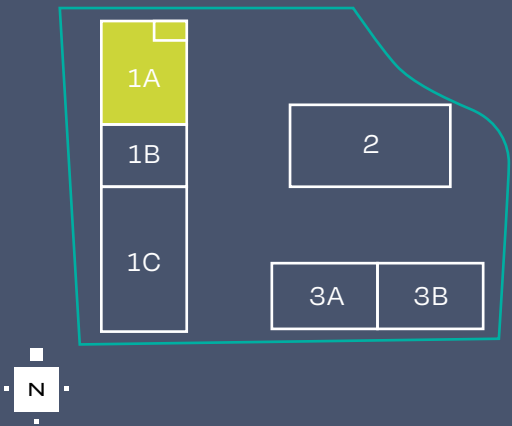
- Vertical sliding doors to provide a clear opening 3.5m wide x 4.8m high
- 10m eaves height
- Car parking allocation
- Service area
- Cycle parking
- New utility supplies (gas / electric)

## Offices

- Targeting EPC A and BREEAM Very Good
- High quality, cutting-edge office space
- Raised floors & suspended ceilings
- Comfort cooling
- Male, female and accessible WCs, showers and locker facilities
- Enhanced external glazing
- Ultra-fast and multi network broadband

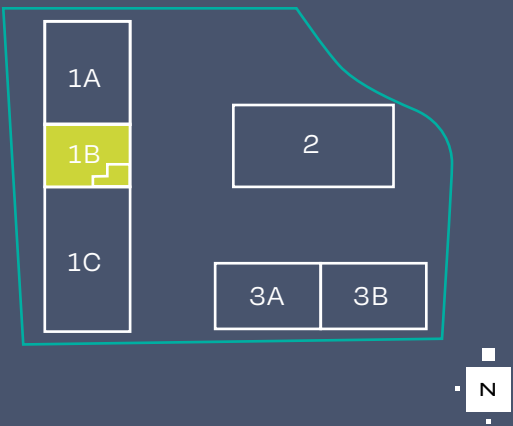
UNIT 1A MID-TECH UNIT

|              |             |          |
|--------------|-------------|----------|
| Ground Floor | 7,524 sq ft | 699 sq m |
| First Floor  | 1,076 sq ft | 100 sq m |
| Total        | 8,600 sq ft | 799 sq m |

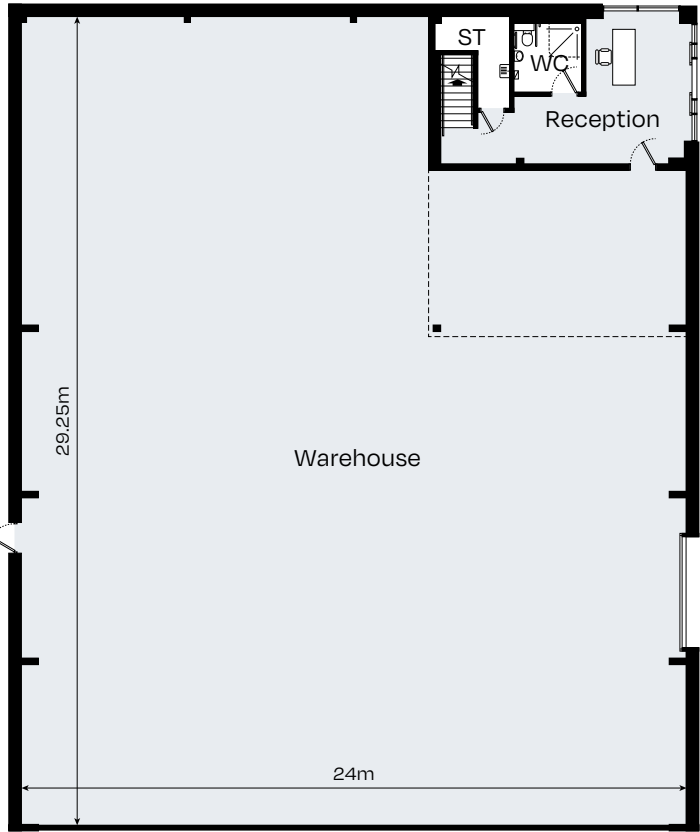


UNIT 1B MID-TECH UNIT

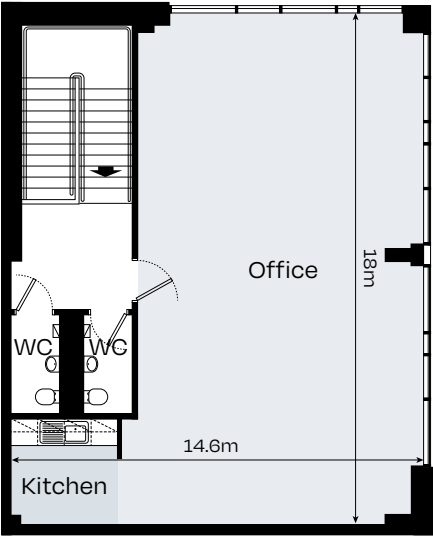
|              |             |          |
|--------------|-------------|----------|
| Ground Floor | 4,596 sq ft | 427 sq m |
| First Floor  | 624 sq ft   | 58 sq m  |
| Total        | 5,220 sq ft | 485 sq m |



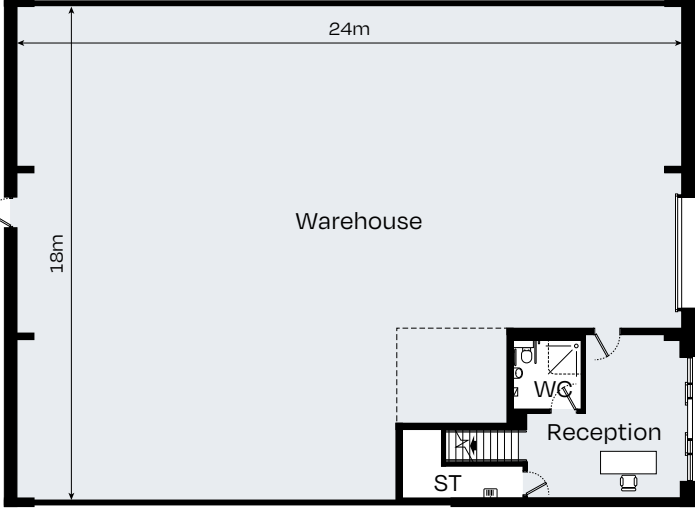
Ground Floor Plan



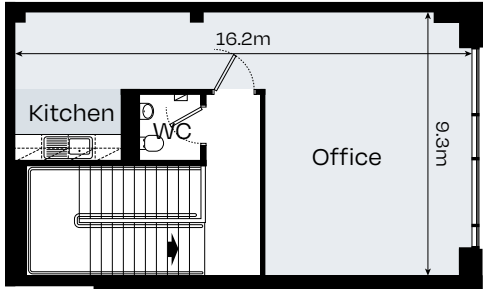
First Floor Office Plan



Ground Floor Plan



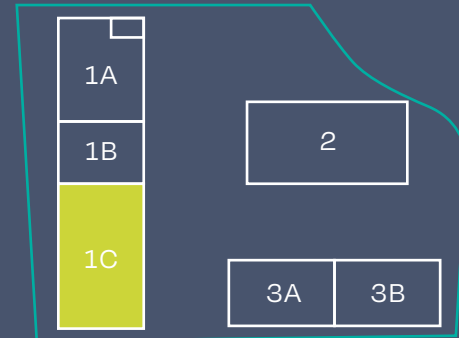
First Floor Office Plan



## UNIT 1C

### MID-TECH UNIT

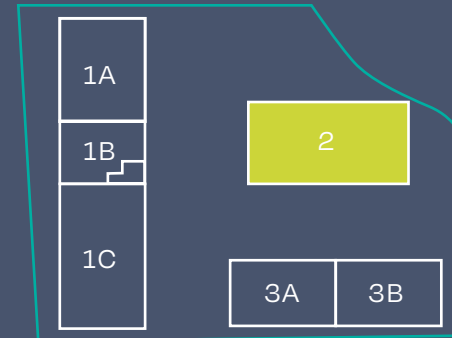
|              |                     |                   |
|--------------|---------------------|-------------------|
| Ground Floor | 10,624 sq ft        | 987 sq m          |
| First Floor  | 1,529 sq ft         | 142 sq m          |
| <b>Total</b> | <b>12,153 sq ft</b> | <b>1,129 sq m</b> |



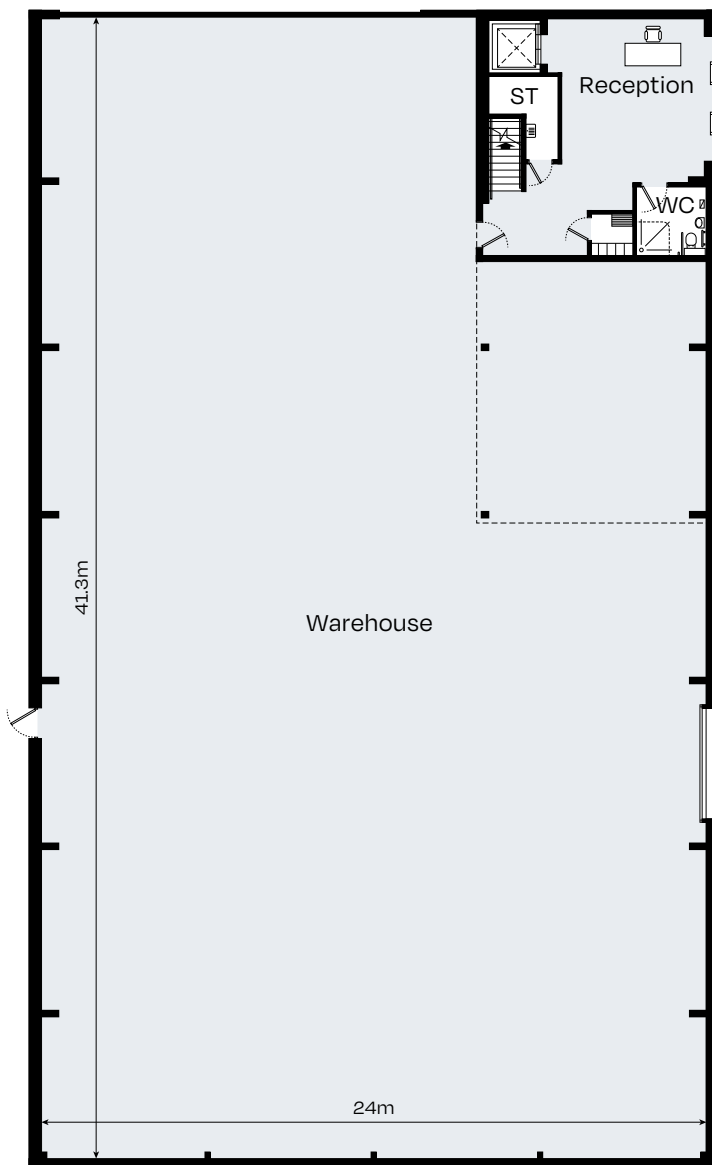
## UNIT 2

### MID-TECH UNIT

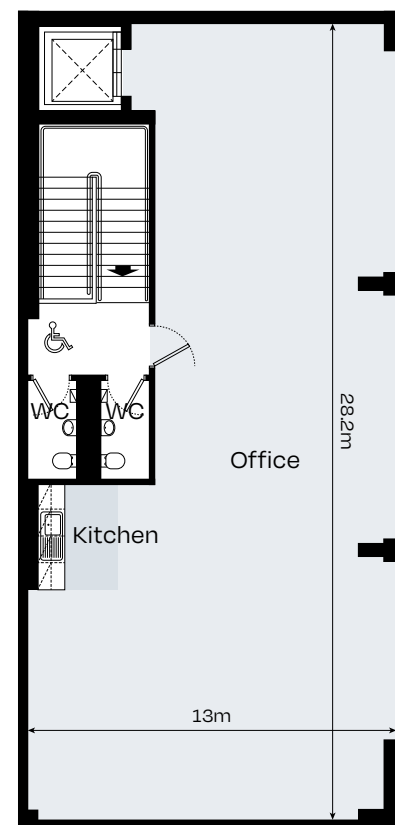
|              |                     |                   |
|--------------|---------------------|-------------------|
| Ground Floor | 11,087 sq ft        | 1,030 sq m        |
| First Floor  | 1,259 sq ft         | 117 sq m          |
| <b>Total</b> | <b>12,346 sq ft</b> | <b>1,147 sq m</b> |



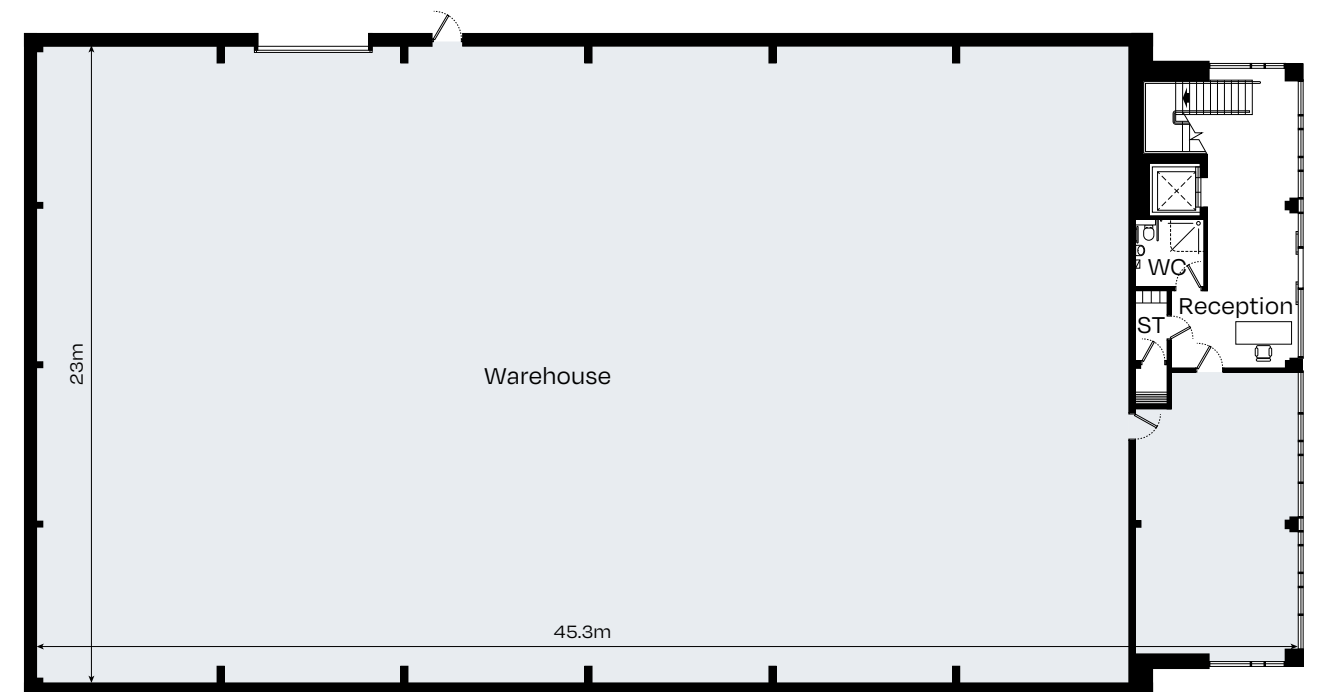
Ground Floor Plan



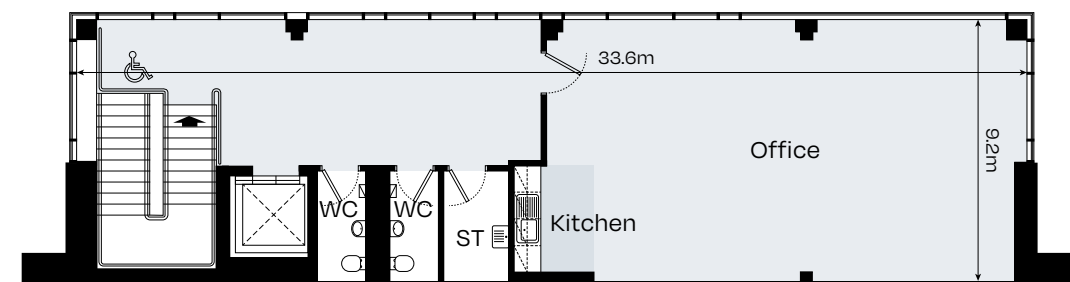
First Floor Office Plan



Ground Floor Plan

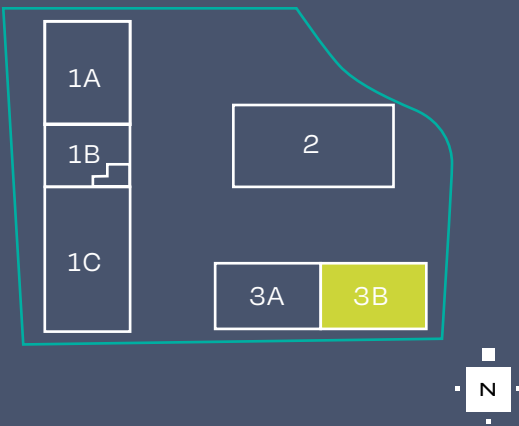
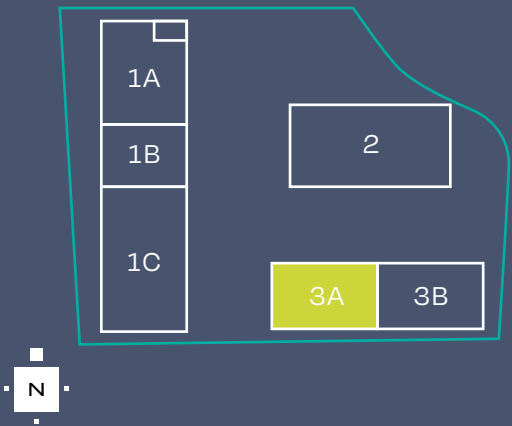


First Floor Office Plan



UNIT 3A MID-TECH UNIT

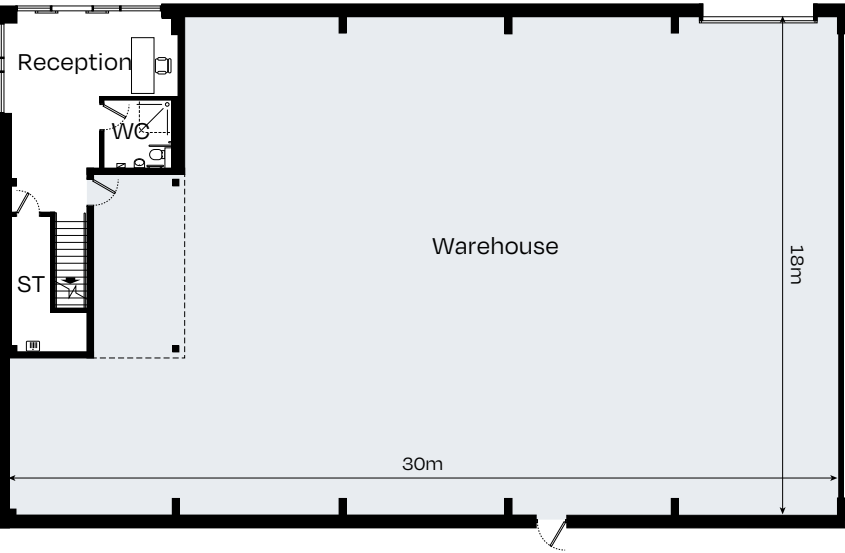
|              |             |          |
|--------------|-------------|----------|
| Ground Floor | 5,791 sq ft | 538 sq m |
| First Floor  | 764 sq ft   | 71 sq m  |
| Total        | 6,555 sq ft | 609 sq m |



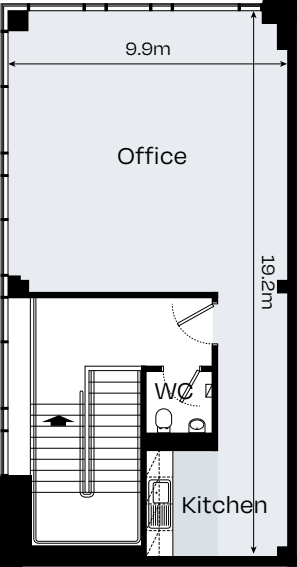
UNIT 3B MID-TECH UNIT

|              |             |          |
|--------------|-------------|----------|
| Ground Floor | 5,791 sq ft | 538 sq m |
| First Floor  | 764 sq ft   | 71 sq m  |
| Total        | 6,555 sq ft | 609 sq m |

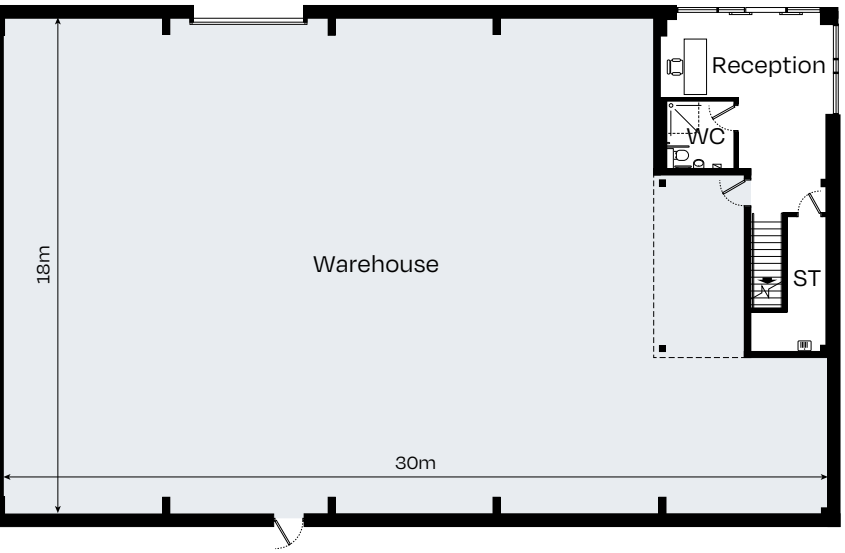
Ground Floor Plan



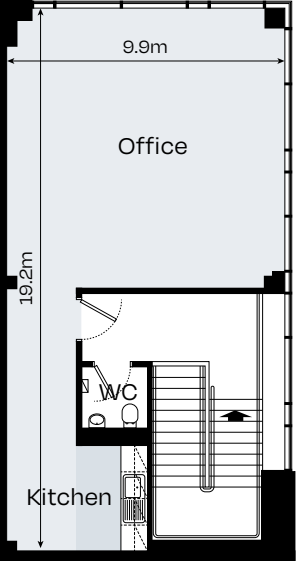
First Floor Office Plan



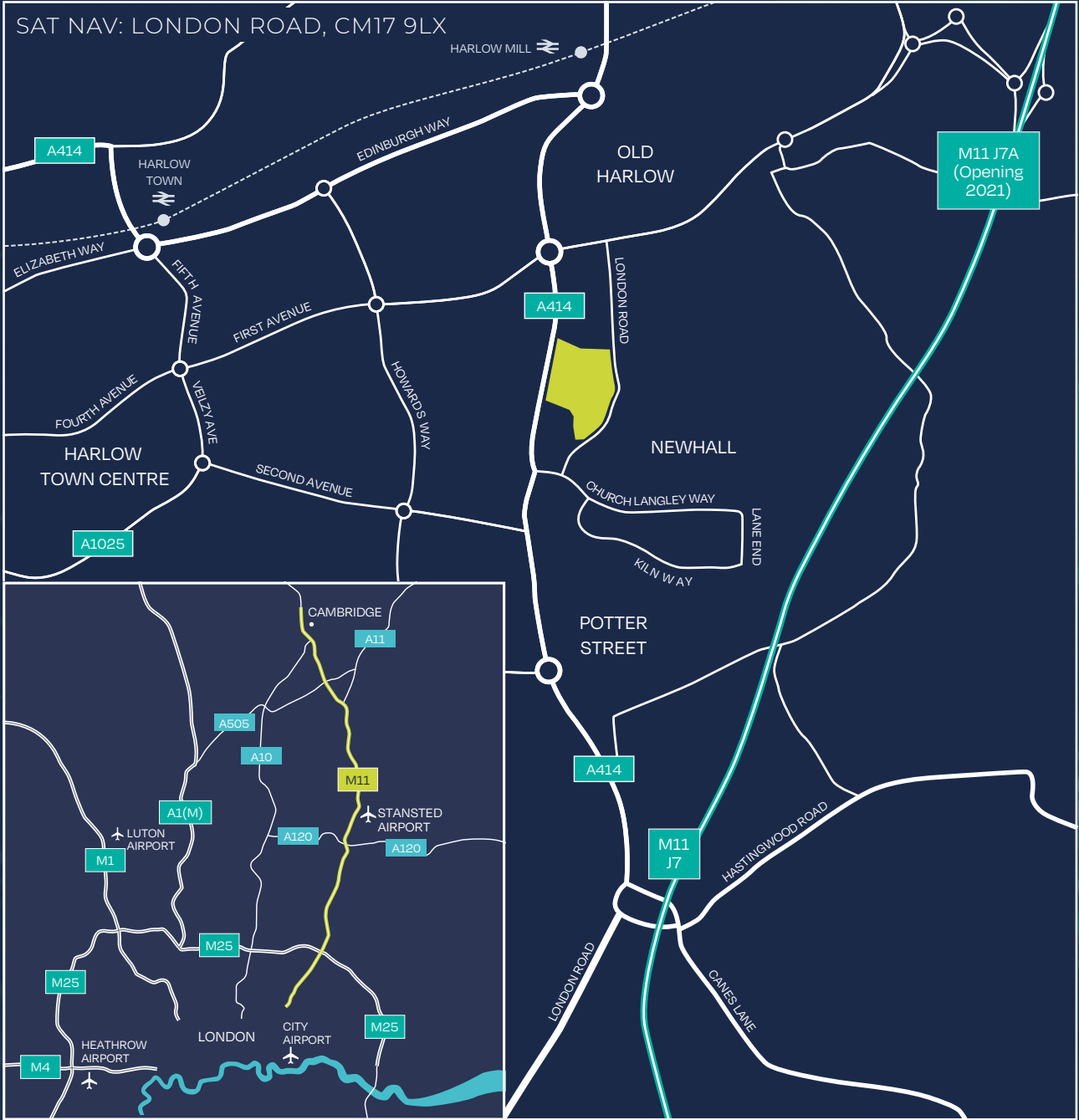
Ground Floor Plan



First Floor Office Plan



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



Connections

| By Car           |         | By Train             |         | By Air                                                            |
|------------------|---------|----------------------|---------|-------------------------------------------------------------------|
| M1               | 6 mins  | Stansted Airport     | 20 mins | London Stansted Airport<br>Serves 187 airports in<br>39 countries |
| M25 (J27)        | 12 mins | Liverpool St, London | 35 mins |                                                                   |
| Stansted Airport | 15 mins | Cambridge            | 40 mins | London City Airport<br>Serves 23 airports in<br>7 countries       |
| Cambridge        | 40 mins |                      |         |                                                                   |
| London           | 45 mins |                      |         |                                                                   |

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**VINCI DEVELOPMENTS UK**

In partnership with:



**Harlow ENTERPRISE ZONE**  
harlowez.org.uk



**Harlow Council**  
Working together for Harlow



**SOUTH EAST LOCAL ENTERPRISE PARTNERSHIP**



**Essex County Council**



**HM Government**

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