



**Units 1A-1B Modus, Harlow, Maypole Boulevard, Harlow, CM17 9LX**

Industrial/Logistics To Let | Rent on application | 14,311 sq ft

Units 1A/1B Modus High quality mid-tech units

# Units 1A-1B Modus, Harlow, Maypole Boulevard, Harlow, CM17 9LX

## Summary

- Rent: Rent on application
- Business rates: The property is currently assessed as part of a larger assessment. An estimate of the expected Rateable Value is available on request.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease
- Terms: The unit is available to let on a new fully repairing and insuring lease for a terms of years to be agreed

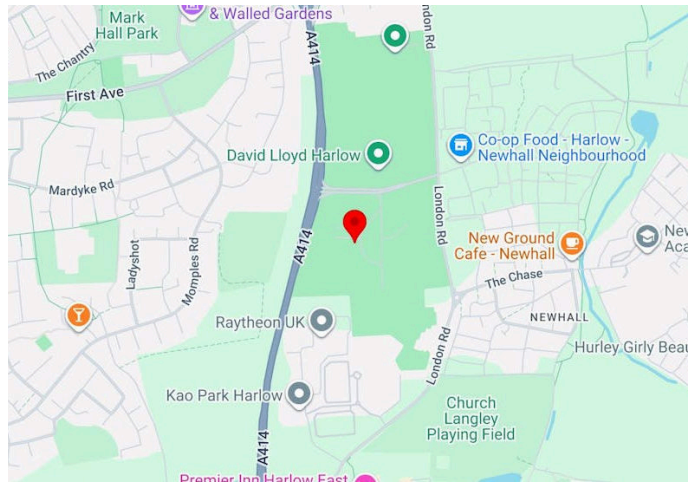
## Further information

- [View details on our website](#)

## Contact & Viewings

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## Key Points

- 10m eaves height
- Allocated car and cycle parking
- EV charging points
- High quality office space
- Enhanced external glazing
- Ultra fast and multi network broadband
- Partly refrigerated (can be removed)
- 1 megawatt power supply

## Description

The property comprises 2 intercommunicating industrial 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.

Each unit has its own pedestrian entrance from which there is a reception area and wc/shower room facilities. Each unit also benefits from first floor offices which currently intercommunicate between 1A & 1B.

## 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. The town also benefits from two railway stations, each serving London's Liverpool Street via Tottenham Hale (Victoria Line).

## Accommodation

Name	sq ft	sq m
Unit - Ground floor	12,463	1,157.85
1st - floor	1,848	171.68
<b>Total</b>	<b>14,311</b>	<b>1,329.53</b>

## Terms

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

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