

[kaopark.com](http://kaopark.com)

An innovation hub in the heart of the London - Stansted - Cambridge corridor



**Grade A space of  
3,750 to 15,192 sq ft  
available within a  
striking HQ building**





## Where innovation and business converge at Kao Park

← M11(J7) 2 MILES  
To M25 & London

SECURITY

CAR PARK

**KAO TWO**

Let to Pearson, Bellis Homes  
& Virgin Healthcare  
3,750 to 15,192 sq ft To Let

M11(J7A) 3 MILES →  
To Stansted Airport &  
Cambridge

**KAO ONE**

Let to Raytheon &  
Arrow Electronics

DATA CENTRE

DATA CENTRE

LONDON ROAD

A414

# 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.

Tenants include:



BELLIS  
HOMES

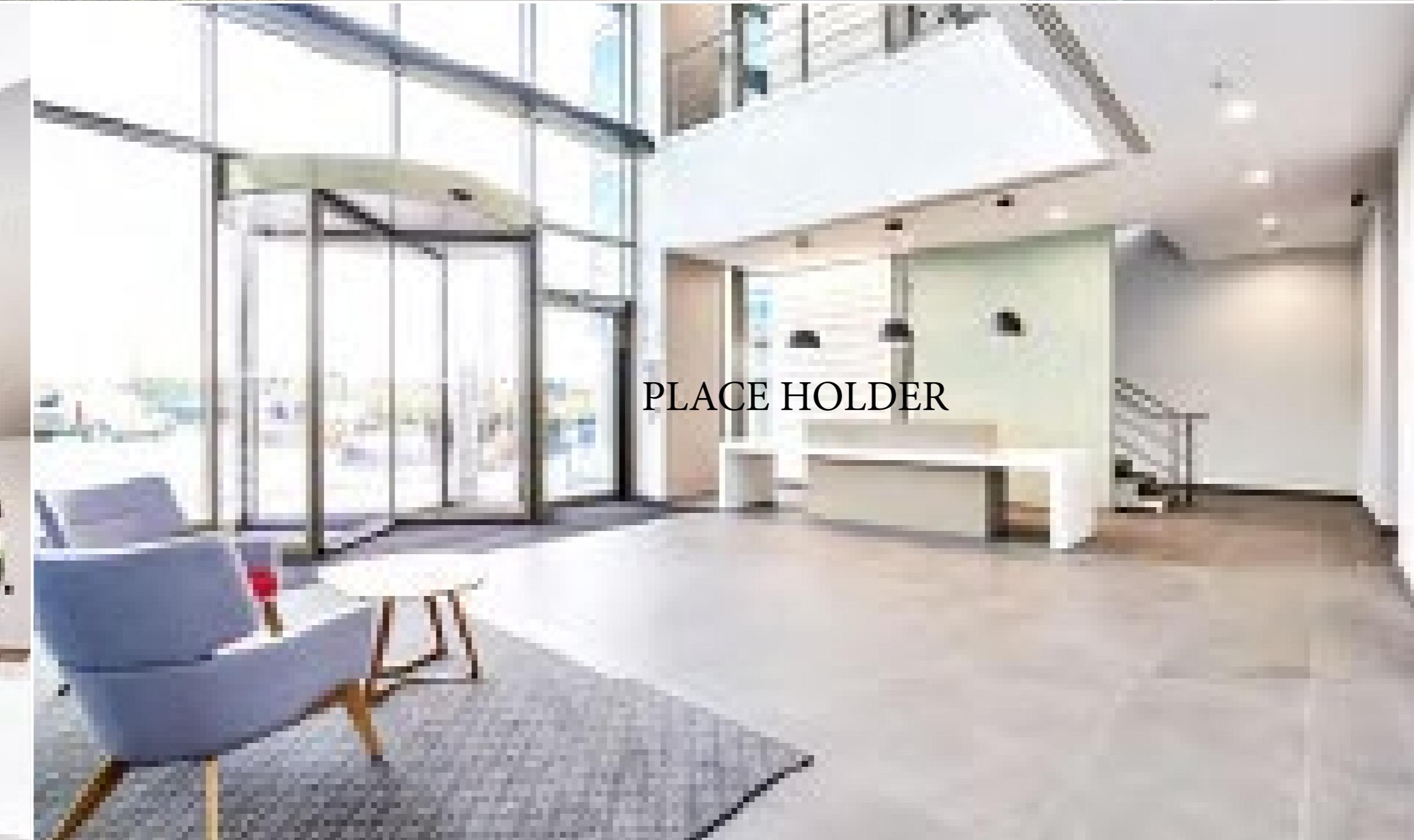


# KAO TWO

*Kao Two has been extensively refurbished and offers flexible high quality Grade A office space*



PLACE HOLDER



PLACE HOLDER



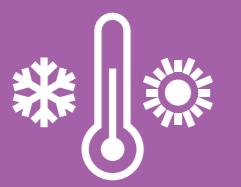
PLACE HOLDER

# Specification

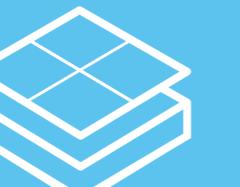
The accommodation benefits from the following specification:



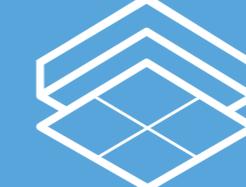
PLACE HOLDERS



VRF heating and cooling system



Raised access flooring throughout



Mineral fibre suspended ceilings



LG7 Lighting with perimeter downlights



2 x 13 person passenger lifts



Two generous full height receptions with informal seating areas



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



24 hour security and on site management team

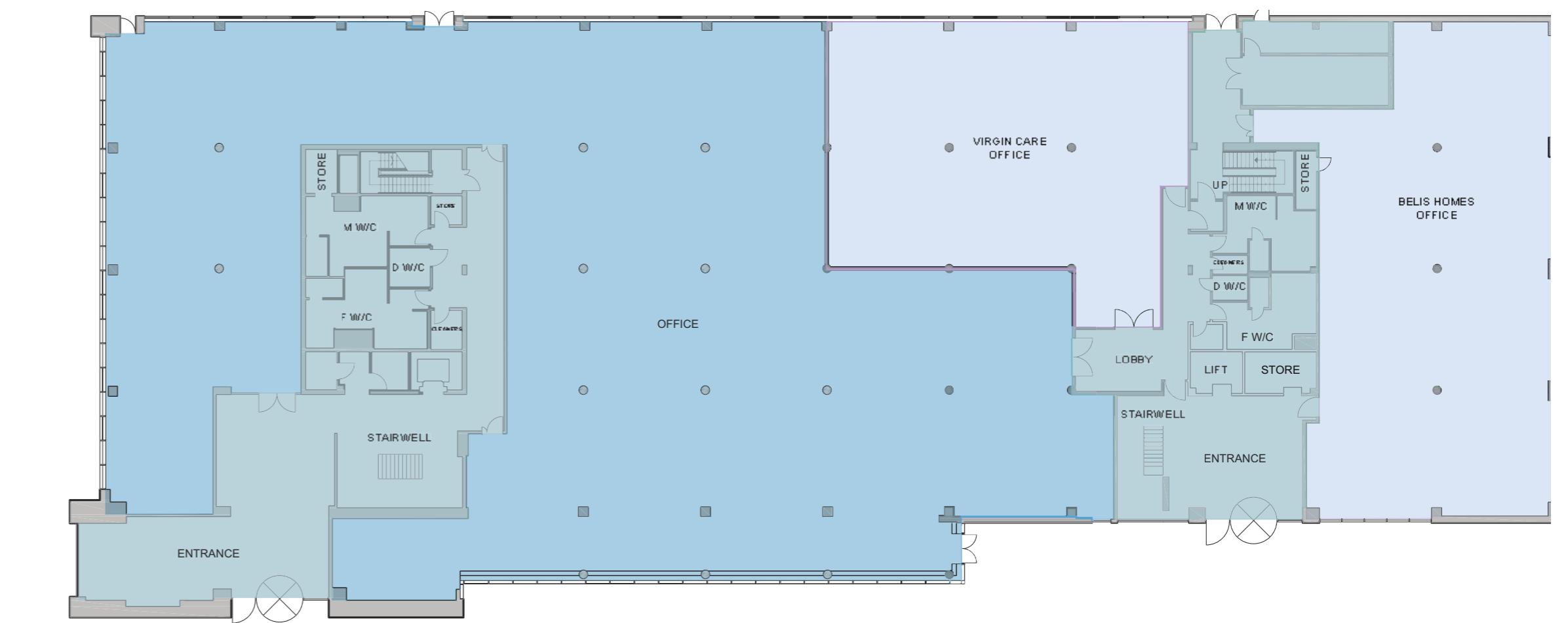
## Accommodation

*The available accommodation is arranged over part ground floor and can be offered from 3,750 sq ft to 15,192 sq ft*



G

15,192 sq ft (1,411 sq m)



Not to scale. For identification purposes only.

# Location

**Part of the Harlow Enterprise Zone and close Harlow town centre with its vibrant mix of retail and leisure amenities**

Conveniently located just 45 kilometres (28 miles) north of Central London and 61 kilometers (38 miles) south of Cambridge and with the town centre providing an abundance of retail & leisure amenities, it's 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.



# Connectivity

**Excellent communication links and located in the London-Stansted-Cambridge M11 Corridor**

Kao Park's location provides excellent road, rail, airport services with fast travel times to Central London, Stansted and Cambridge.



## By Road (approx. miles)



## By Rail (minutes)



# KAOPARK

LONDON ROAD, HARLOW CM17 9NA

## Further information

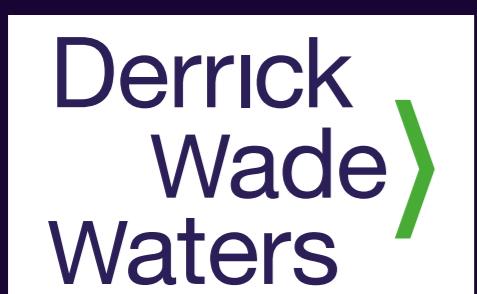
For further information or to arrange a viewing please contact the joint letting agents.



**Peter York**  
peter.york@cbre.com  
07880 737182



**Carl Whayman**  
cwhayman@leebaron.com  
07831 479 462



**Simon Beeton**  
scb@dww.co.uk  
01279 620 200

[kaopark.com](http://kaopark.com)

This brochure and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Interested parties are advised to make their own enquiries regarding rateable values.

Compiled September 2024. Designed by GKA Design | [gkadesign.com](http://gkadesign.com) | 0204 511 0112