



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

Industrial/Logistics To Let | 26,706 sq ft

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

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## Summary

- 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

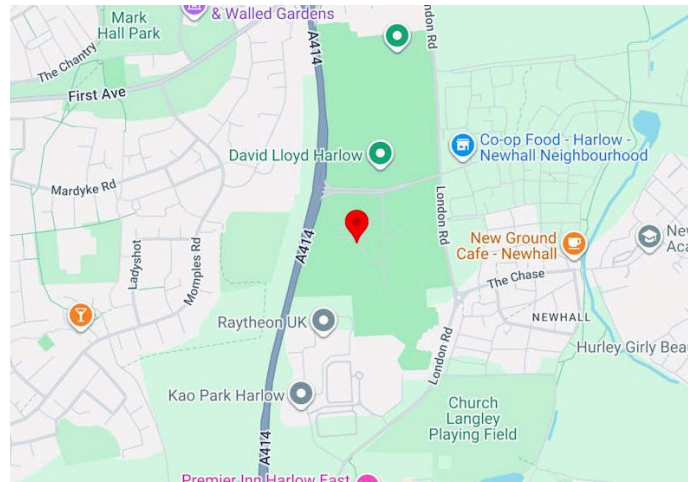
## Further information

- [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 3 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 1B & 1C.

## 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	23,336	2,167.99
1st - floor	3,370	313.08
<b>Total</b>	<b>26,706</b>	<b>2,481.07</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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