



**Nexus, Ground Floor Suite, Harlow Innovation Park, Maypole  
Boulevard, Harlow, CM17 9TX**

Office To Let | £20 per sq ft | 3,844 sq ft

Premium (Grade A) office space

# Nexus, Ground Floor Suite, Harlow Innovation Park, Maypole Boulevard, Harlow, CM17 9TX

## Summary

- Rent: £20 per sq ft
- Business rates: On application
- Service charge: £8.57 per sq ft
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B

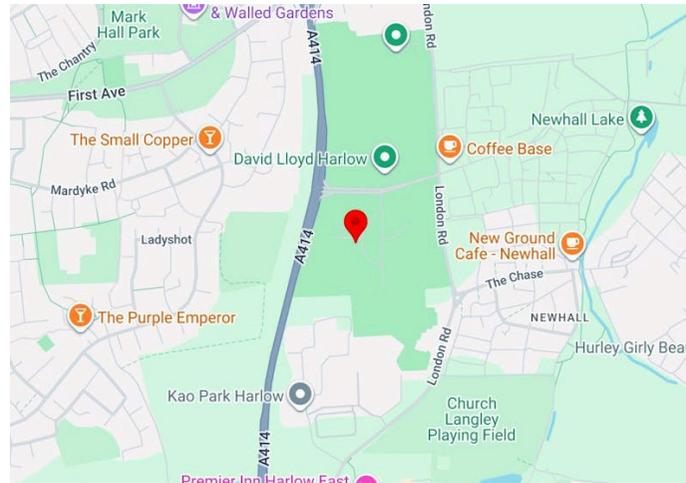
## Further information

- [View details on our website](#)

## Contact & Viewings

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## Key Points

- Full fibre ultra-fast broadband
- Generous parking
- Premium office space
- Floor to ceiling heights 2.75m
- Excellent natural light with full height glazing
- VRF cooling and heating systems
- David Lloyd Centre / cafe on site

## Description

Open plan office providing a modern contemporary workspace which enjoys access to a shared high quality meeting rooms and break out facilities embracing today's agile working practices.

## Location

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

An environment which includes the new David Lloyd Centre, cafe, retail shops and green surroundings, cutting-edge architecture and an easy commute from Junctions 7 & 7A on the M11 (circa 10-15 mins drive) and a bus service into Harlow Town centre.



Harlow Innovation Park is already home to UKHSA, Whiskers Solicitors, Anglia Ruskin University's Arise Innovation Hub, where entrepreneurs and start-ups can work side by side with students and academics in an innovative supportive environment.

## Accommodation

Name	sq ft	sq m
Ground - floor	3,844	357.12
<b>Total</b>	<b>3,844</b>	<b>357.12</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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