



Nexus, Harlow Innovation Park, Maypole Boulevard, Harlow, CM17 9TX

Office To Let | Rent on application | 3,844 sq ft

Premium (Grade A) office space

www.dww.co.uk

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Summary

- Rent: Rent on application
- Business rates: According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £82,000 from April 1st 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B

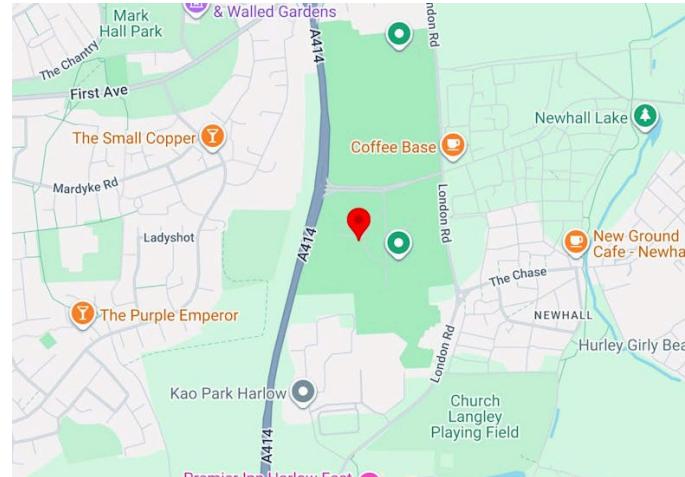
Further information

- [View details on our website](#)

Contact & Viewings

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Key Points

- Full fibre ultra-fast broadband
- Generous parking
- Open plan configuration
- Premium office space
- Floor to ceiling heights 2.75m
- Excellent natural light with full height glazing
- VRF cooling and heating systems

Description

Open plan office providing modern contemporary workspaces that enjoy access to a shared high quality meeting rooms and break out facilities embracing today's agile working practices. Each office area will provide a fitted a kitchen/break-out area.

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 to include a café, green surroundings, cutting-edge architecture and an easy commute - this is the ultimate place to recruit and retain the best talent to help fulfil your aspirations.



Harlow Innovation Park is already home to Renesas, UKHSA and 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
Total	3,844	357.12

Overview specification

Fitted Kitchen and break out area - Floor to ceiling heights 2.75m - Excellent natural light with full height glazing - Recessed LED lighting - Full fibre ultra-fast broadband with a flexible choice of existing on-site providers with fast set up - VRF cooling and heating systems - Open plan configuration

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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