



**Unit 1A, Modus, Harlow Innovation Park, Maypole Boulevard,
Harlow, CM17 9LX**

Industrial/Logistics To Let | £147,500 per annum | 8,937 sq ft

Unit 1A Modus High quality mid-tech unit

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Summary

- Rent: £147,500 per annum
- 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

Further information

- [View details on our website](#)

Contact & Viewings

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Key Points

- 10m eaves height
- Allocated car and cycle parking
- 1 EV charging point
- High quality office space
- Enhanced external glazing
- Ultra fast and multi network broadband

Description

The property comprises a high quality industrial unit within the development of 6 similar 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. At ground floor level there is a reception area and wc/shower room, the remainder of the space being clear span with excellent eaves height. At first floor level there is a fully fitted open plan office with kitchen/wc facilities.

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
Ground - floor	7,753	720.28
1st - office	1,184	110
Total	8,937	830.28

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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