



**Harlow Innovation Park, Maypole Boulevard, Harlow, CM17  
9LX**

Industrial/Logistics To Let | £191,500 per annum | 12,153 sq ft  
Unit 1C Modus High quality mid-tech unit

# Harlow Innovation Park, Maypole Boulevard, Harlow, CM17 9LX

## Summary

- Rent: £191,500 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
- Lease: New Lease
- Terms: The unit is available to let on a new fully repairing and insuring lease for a term 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
- 2 EV charging points
- 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	10,624	987
1st - floor	1,529	142.05
<b>Total</b>	<b>12,153</b>	<b>1,129.05</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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