



## Nexus, 2nd Floor Suite, Harlow Innovation Park, Maypole Boulevard, Harlow, CM17 9TX

Office To Let | £200,000 per annum | 10,086 sq ft

Fully Fitted Grade A office space

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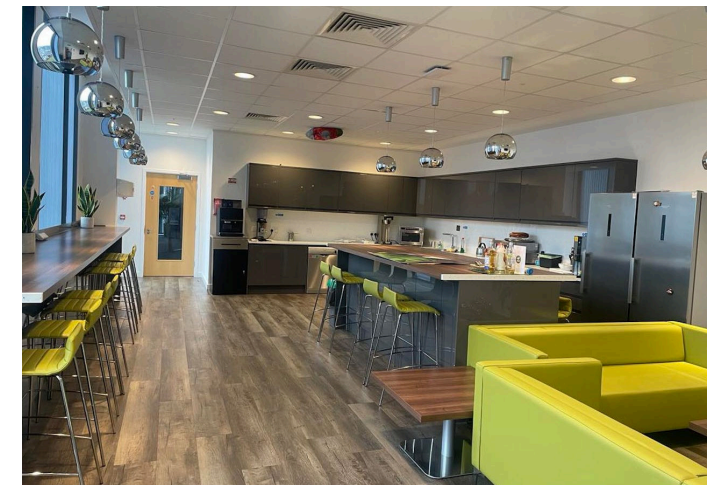
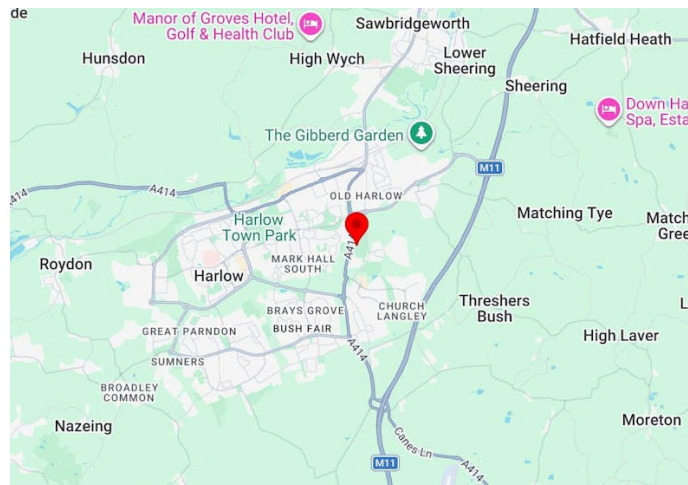
## Summary

- Rent: £200,000 per annum
- Business rates: According to The Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk), the Rateable Value is £211,000 from 1st April 2026. 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.
- Service charge: £8.57 per sq ft
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B

## Contact & Viewings

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## Key Points

- Generous parking
- Open plan configuration
- Fully fitted premium office space
- Floor to ceiling heights 2.75m
- Excellent natural light with full height glazing
- VRF cooling and heating systems
- Full fibre ultra-fast broadband
- Roof terrace
- David Lloyd Centre/cafe on site

## Description

Open plan office providing modern contemporary work spaces that enjoy 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 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 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

Description	sq ft	sq m
2nd Floor	10,086	937.02

## Terms

On application.

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