

# ONE STATION APPROACH

## HARLOW

3,511–25,395 Sq. Ft. of Grade A Office Space – Available To Let  
[onestationapproach.co.uk](http://onestationapproach.co.uk)

# ONE STATION APPROACH

## HARLOW

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Town centre location, opposite  
Harlow Town Railway Station

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Excellent town centre car parking  
ratio of 1:250 Sq. Ft.

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Fully refurbished, Grade A specification

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Turnkey, fully-fitted options available

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# YOU'VE ARRIVED

25,395 Sq. Ft. of Grade A, newly refurbished office space,  
immediately adjacent to Harlow Town Railway Station.  
Suites available of 3,511 – 7,312 Sq. Ft.





# FIRST CLASS OFFICE SPACE

One Station Approach offers the premier office accommodation in Harlow town centre.

# ONE STATION APPROACH HARLOW



# TRAINS PLANES AUTOMOBILES

One Station Approach benefits from unparalleled connectivity via train, plane and road.

Harlow's two railway stations, Harlow Town and Harlow Mill provide regular services to Tottenham Hale (17 minutes - Victoria Line Station) London Liverpool Street, (30 minutes), Stansted Airport (13 minutes), Cambridge (40 minutes).

Harlow benefits from excellent connectivity via road, with two M11 junctions, 7 and the newly completed 7a. Junction 27 of the M25 is just 4 miles to the south of junction 7, providing easy access to Greater London and the wider motorway network. To the north, the M11 provides direct access to Cambridge, The Midlands and The North.

### BY TRAIN

London Stansted	13 mins
Tottenham Hale	16 mins
London Liverpool Street	30 mins
Cambridge Central	40 mins

### AIRPORTS BY CAR

London Stansted	13 miles
London Luton	30 miles
London Heathrow	50 miles

### MOTORWAYS

M11 Junction 7a	4 miles
M11 Junction 7	4 miles
M25 Junction 27	8 miles

# LOCATION LOCATION LOCATION

One Station Approach is situated in a prominent position adjacent to Harlow Town railway station, providing direct access to Central London.

## AMENITIES

### FOOD & DRINK

Costa  
Sainsbury's  
Wagamama  
Nando's  
Novo Lounge  
Tesco Express  
Greggs  
The Master Barista  
Starbucks

### RETAIL

Santander  
Waterstones  
H&M  
Next  
Holland & Barrett  
Specsavers  
Superdrug  
EE  
Three  
Cineworld

### WELLNESS & GREENERY

Pure Gym  
Anytime Fitness  
Harlow Town Park  
The Lock Climbing Wall  
River Stort walking & cycle paths



# WORK, REST AND PLAY

Harlow delivers a vibrant mix of amenities, with everything from buzzing food and drink spots to retail, wellness hubs, and beautiful green spaces — all on your doorstep.



NEXT

H&M

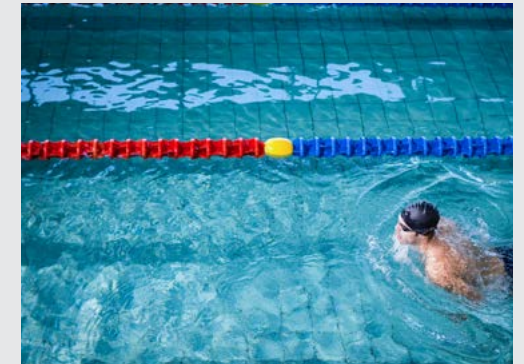
David Lloyd  
— CLUBS —

Santander

PUREGYM

TESCO

W  
Waterstones



# HARLOW INVESTMENT

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Harlow is poised to emerge as one of the UK's fastest-growing economies, underpinned by significant investment in infrastructure and the built environment.

**£76M**

INFRASTRUCTURE  
INVESTMENT  
IN M11  
JUNCTION 7A

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**£20M**

GOVERNMENT  
LEVELING UP  
FUNDING

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**£23.7M**

GOVERNMENT  
TOWNS FUND

 **23,000 NEW HOMES**  
OVER THE NEXT 20 YEARS

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**£171M** GOVERNMENT HOUSING GRANT

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**50% INCREASED  
JOB GROWTH**  
IN THE NEXT  
20 YEARS

**3,300 BUSINESSES**  
SUPPORTING  
OVER  
44,000 JOBS

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**£800M** NEW MEDICAL CAMPUS & HOSPITAL

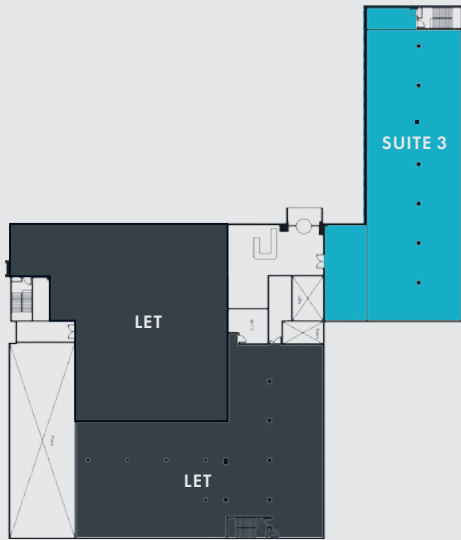
# MODERN CONNECTED WORKING

**One Station Approach is a landmark office building, comprising 65,682 Sq. Ft. of newly refurbished Grade A office accommodation, arranged over ground and two upper floors.**

- Grade A standard
- 25,395 Sq. Ft. of available space distributed across four suites, ranging from 3,511 – 7,312 Sq. Ft.
- Four pipe fan coil air conditioning
- Full access raised floors
- Suspended ceilings with new LED lighting
- Unrivalled on-site car parking provision of 1:250 Sq. Ft.
- Contemporary refurbished reception
- Male, Female and Disabled WCs on each floor
- 2 eight person passenger lifts
- High speed internet connectivity
- Excellent transport connectivity by rail and road
- New garden amenity area
- EPC C



# AREAS AND PLANS



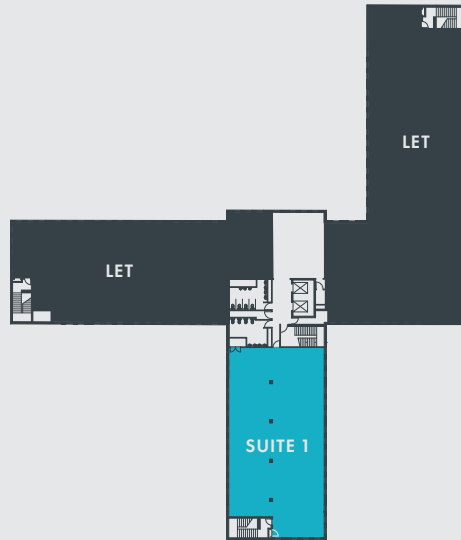
**G**

Suite 1  
LET

Suite 2  
LET

Suite 3\*  
614.27/6,612

(Sq. M./Sq. Ft.)



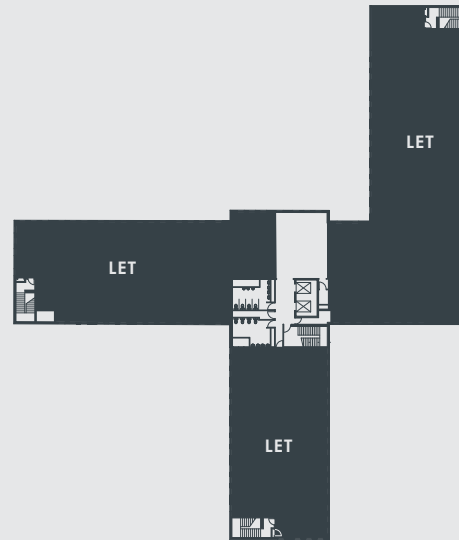
**1**

Suite 1\*  
326.18/3,511

Suite 2  
LET

Suite 3  
LET

(Sq. M./Sq. Ft.)



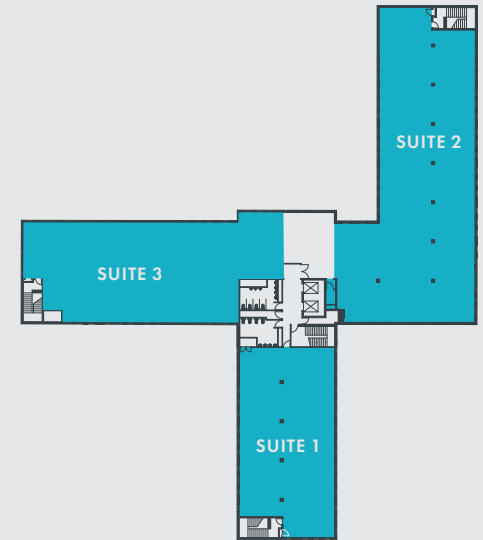
**2**

Suite 1  
LET

Suite 2  
LET

Suite 3  
LET

(Sq. M./Sq. Ft.)



**3**

Suite 1  
326.8/3,518

Suite 2\*  
663.5/7,142

Suite 3\*  
428.5/4,612

(Sq. M./Sq. Ft.)

\* Following the expiry of the existing tenant's lease, the landlord will undertake a comprehensive CAT A refurbishment of the space prior to re-letting



# BESPOKE SOLUTIONS

Turnkey, bespoke fitted solutions available to suit your exact requirements, with a range of flexible payment structures.

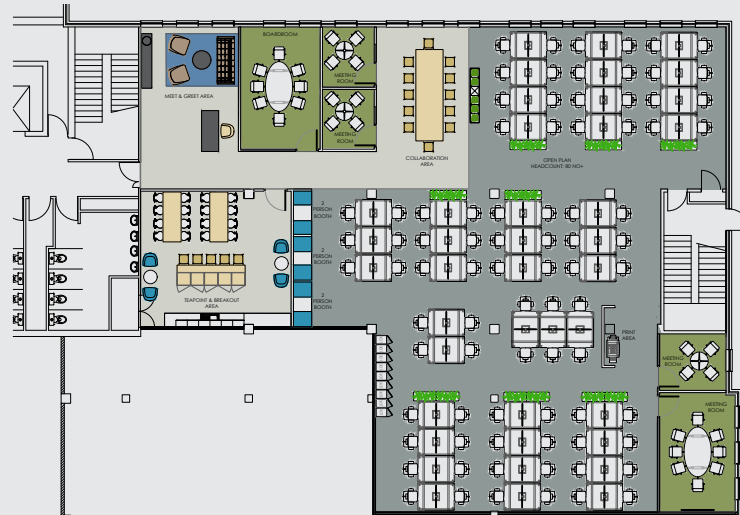
Indicative CGI

ONE STATION APPROACH

# GROUND FLOOR INDICATIVE CAT B OPTION



Ground floor: Collaborative



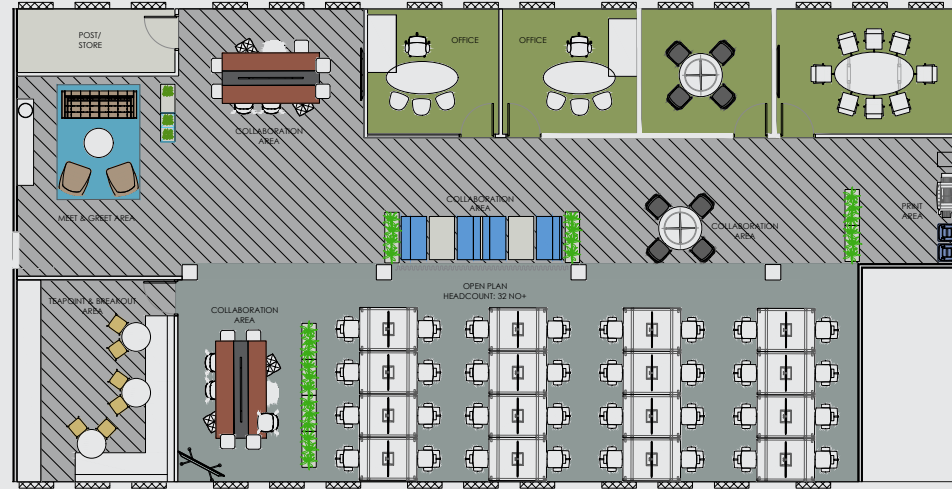
Ground floor: Maximum density



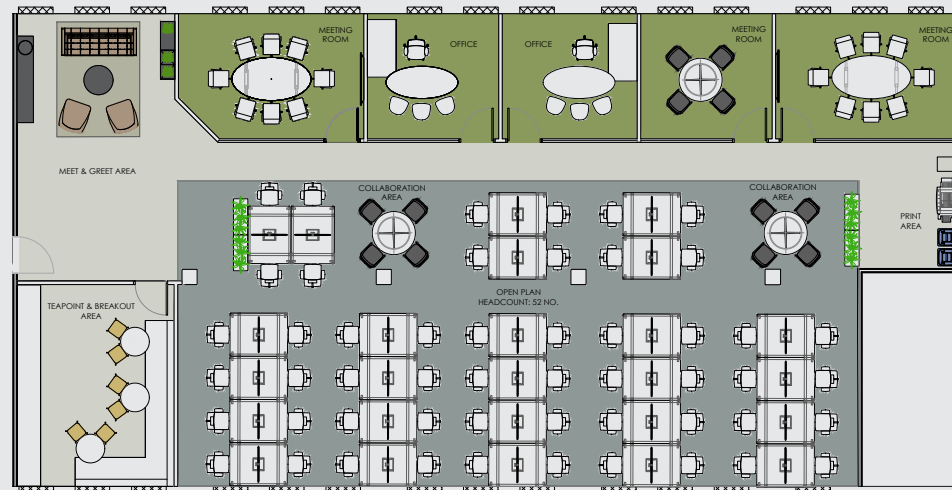
Indicative CGI

ONE STATION APPROACH

# THIRD FLOOR INDICATIVE CAT B OPTION



Third floor: Collaborative



Third floor: Maximum density



Indicative CGI

ONE STATION APPROACH

# IT'S ALL IN THE DETAIL

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## Terms

The property is available by way of a new lease at a rent to be agreed.

## EPC

Energy Performance Certificate available upon request. The rating is C-58.

## Outgoings

A service charge will be levied to cover the cost of maintenance and repair of the common parts and external structure of the building.

## Legal costs

Each party to bear their own legal costs.



# ENQUIRE NOW

For all letting enquiries and viewings –

**Derrick  
Wade  
Waters**  
01279 620 200

**Simon Beeton**  
01279 620200  
scb@dww.co.uk

**Elizabeth Finch**  
01279 620200  
ef@dww.co.uk

**HanoverGreen**  
020 3130 6400  
hanovergreen.co.uk

**Richard Zoers**  
07730 567607  
rzoers@hanovergreen.co.uk

 One Station Approach, Harlow CM20 2FB

 [margin.desk.mirror](#)

 [Google Maps Directions](#)

 **Owned and managed by**  
**Mantle**  
01279 874302  
info@mantle.co.uk

#### Subject to contract

Disclaimer: The agent, for themselves and for the Lessors of the property give notice that; i) these particulars are given without responsibility of the agent or the Lessors as a general outline only, for the guidance of prospective tenants, and do not constitute the whole or any part of an offer or contract, ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and any prospective tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them, iii) no employee of the agent has any authority to make or give any representation or warranty to enter into any contract whatsoever in relation to the property, iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending tenants must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate advice, v) the agent will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Published May 2025.