



## Id3

Identity Harlow, Harlow Innovation Park, Harlow, CM17 9LX

### Mid-tech Industrial Unit

**12,422 sq ft**  
(1,154.04 sq m)

- 8m eaves height
- 1 level access door
- 130 kVA power supply
- High quality first floor offices
- LED lighting
- 23 parking spaces

# Id3, Identity Harlow, Harlow Innovation Park, Harlow, CM17 9LX

## Summary

<b>Available Size</b>	12,422 sq ft
<b>Business Rates</b>	Upon Enquiry
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

Identity is a new business hub, providing innovative accommodation for science, technology, research, and advanced manufacturing. Identity is located in the Harlow Enterprise Zone, situated at the centre of the UK Innovation Corridor, which stretches from London to Cambridge. This area is known for its excellence in scientific research, life sciences, digital ICT, industrial manufacturing and advanced manufacturing. This forward-thinking development fosters a collaborative and progressive sci-tech community, offering unparalleled business opportunities to innovate and grow.

## Location

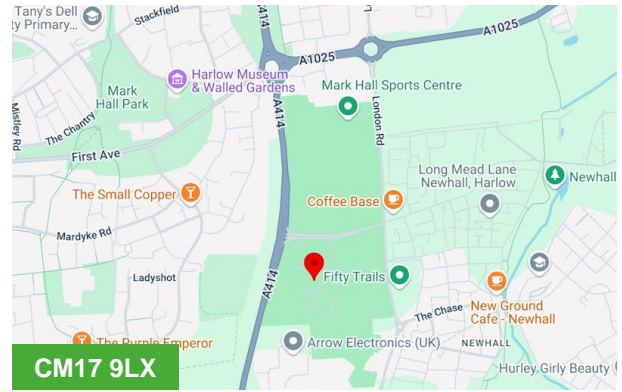
Perfectly positioned within the UK Innovation Corridor, Identity offers unrivaled connectivity that ensures seamless access to major business hubs and global markets. Just 30 miles from Central London and 36 miles from Cambridge, Identity benefits from exceptional transport links, including Junctions 7 and 7a of the M11 and fast train connections to London Liverpool Street in 30 minutes.

with London Stansted Airport only 20 minutes away, businesses have access to international flights across Europe, the Middle East, and Africa. This strategic location makes Identity an ideal base for companies looking to maximize their reach and operational efficiency.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	9,601	891.96
1st	2,820	261.99
<b>Total</b>	<b>12,421</b>	<b>1,153.95</b>



## Viewing & Further Information



**Simon Beeton**

01279 620225 | 07976 523 373

scb@dww.co.uk

### IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

### MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:  
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;  
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;  
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(vi) All quoting rents, prices and terms are expressed subject to contract;  
(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 05/11/2025