



Nexus

Harlow Innovation Park, Maypole Boulevard, Harlow, CM17 9TX

Premium office space Ground floor Suite 3

3,844 sq ft
(357.12 sq m)

- Full fibre ultra-fast broadband
- Generous parking
- Open plan configuration
- Premium office space
- Floor to ceiling heights 2.75m
- Excellent natural light with full height glazing
- VRF cooling and heating systems

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Summary

Available Size	3,844 sq ft
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £82,00 from April 1st 2023. 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	On request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

Open plan office providing modern contemporary workspaces that enjoy access to a shared high quality meeting rooms and break out facilities embracing today's agile working practices. Each office area will provide a fitted a kitchen/break-out area.

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 Renesas, 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

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - floor	3,844	357.12
Total	3,844	357.12

Overview specification

Fitted Kitchen and break out area - Floor to ceiling heights 2.75m - Excellent natural light with full height glazing - Recessed LED lighting - Full fibre ultra-fast broadband with a flexible choice of existing on-site providers with fast set up - VRF cooling and heating systems - Open plan configuration

Terms

The property is available to let on a new fully repairing and insuring lease for a term of years to be agreed.

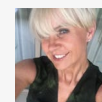


Viewing & Further Information



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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:
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