

HARLOW  
INNOVATION  
PARK

# MODDUS



**TOGETHER WE ARE**  
HARLOW INNOVATION PARK

Under construction and available to let in February 2021  
High quality mid-tech buildings from  
5,220 sq ft - 25,973 sq ft totalling 51,429 sq ft.

**HARLOWINNOVATIONPARK.CO.UK**  
CM17 9LX

HARLOW INNOVATION PARK

**TOGETHER  
WE DISCOVER  
TOMORROW**



CGI for illustrative purposes

**5,220 sq ft - 25,973 sq ft  
including 10% office content  
at mezzanine level.**

High quality mid-tech buildings designed for a broad range of companies, with ultrafast and multi-network broadband.

This forward thinking development will create a collaborative, progressive community within the Harlow Enterprise Zone.

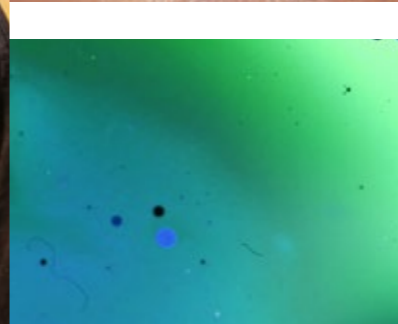
Located within the established London-Stansted-Cambridge Corridor, this area already has a global reputation for excellence in scientific research.



CGI for illustrative purposes



# WELLBEING STARTS WITH **'WE'**



## At Harlow Innovation Park, we put people first

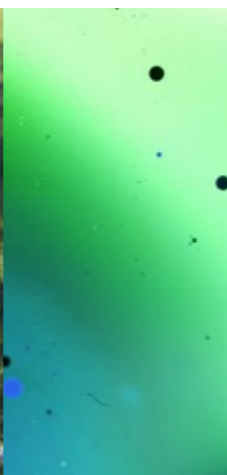
When people thrive, businesses follow. Taking a human centred approach, Harlow Innovation Park is designed to empower workers' development and support their wellbeing.

The buildings, technology and outdoor space have been informed by research into how people interact with their work environment.

Natural light is maximised, the grounds are full of places to sit and chat, with future plans for a nursery, gym and café onsite. In the meantime, there are plenty of amenities nearby including:

- Mark Hall Sports Centre
- Coffee Base café
- Co-op supermarket

Talented people will want to work here – and they'll want to stay.





# AN INSPIRING PLACE TO BE

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## There's a new destination for pioneering scientific and technological development in the heart of the UK's Innovation Corridor.

Designed to work in symbiosis with forward-thinking, highly driven businesses, Harlow Innovation Park offers a supportive and collaborative environment that encourages growth, nurtures partnerships and promotes wellbeing.

Set in 27 acres of landscaped grounds, the Park features ultrafast broadband, cutting-edge biophilic building design – for healthier, more productive work spaces – and a range of amenities to foster a better work/life balance.

This is more than just business space. Harlow Innovation Park is an exceptional opportunity for like-minded companies to spark connections, share ideas and create the future



CGI for illustrative purposes

# HIGH QUALITY BUSINESS SPACE

FROM 5220 SQ FT – 12,346 SQ FT  
(485 SQ M – 1,147 SQ M)



## MID-TECH (with first floor office space)

	1A	1B	1C	2	3A	3B
GROUND FLOOR	7,524 sq ft (699 sq m)	4,596 sq ft (427 sq m)	10,624 sq ft (987 sq m)	11,087 sq ft (1,030 sq m)	5,791 sq ft (538 sq m)	5,791 sq ft (538 sq m)
FIRST FLOOR	1,076 sq ft (100 sq m)	624 sq ft (58 sq m)	1,529 sq ft (142 sq m)	1,259 sq ft (117 sq m)	764 sq ft (71 sq m)	764 sq ft (71 sq m)
<b>TOTAL</b>	<b>8,600 sq ft (799 sq m)</b>	<b>5,220 sq ft (485 sq m)</b>	<b>12,153 sq ft (1,129 sq m)</b>	<b>12,346 sq ft (1,147 sq m)</b>	<b>6,555 sq ft (609 sq m)</b>	<b>6,555 sq ft (609 sq m)</b>
CAR PARKING	26	8	19	26	10	13
CYCLE SPACES	8	10	20	18	12	12
EV CHARGING	2	2	2	6	2	2

Approximate GIA

### FLEXIBLE SPECIFICATION

The mid-tech units offer complete flexibility to occupiers at ground floor level and provide 10% office content at mezzanine level. The mezzanine level could also be extended to suit occupier requirements.

### TENURE:

Leasehold

### Storage / Production Floorspace

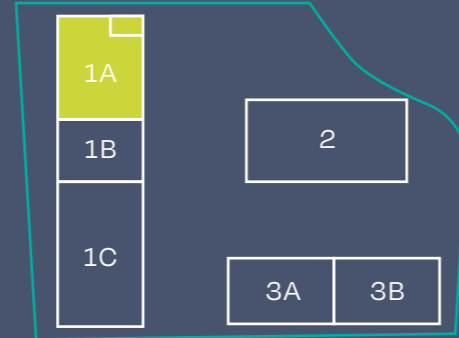
- Vertical sliding doors to provide a clear opening 3.5m wide x 4.8m high
- 10m eaves height
- Car parking allocation
- Service area
- Cycle parking
- New utility supplies (gas / electric)

### Offices

- Targeting EPC A and BREEAM Very Good
- High quality, cutting-edge office space
- Raised floors & suspended ceilings
- Comfort cooling
- Male, female and accessible WCs, showers and locker facilities
- Enhanced external glazing
- Ultra-fast and multi network broadband

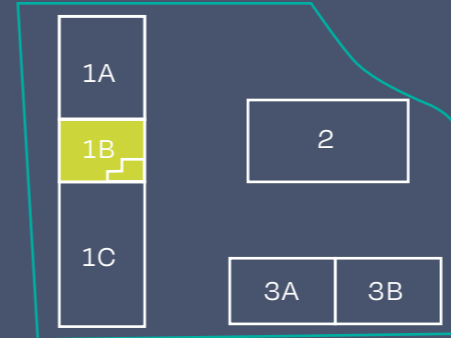
## UNIT 1A MID-TECH UNIT

Ground Floor	7,524 sq ft	699 sq m
First Floor	1,076 sq ft	100 sq m
<b>Total</b>	<b>8,600 sq ft</b>	<b>799 sq m</b>

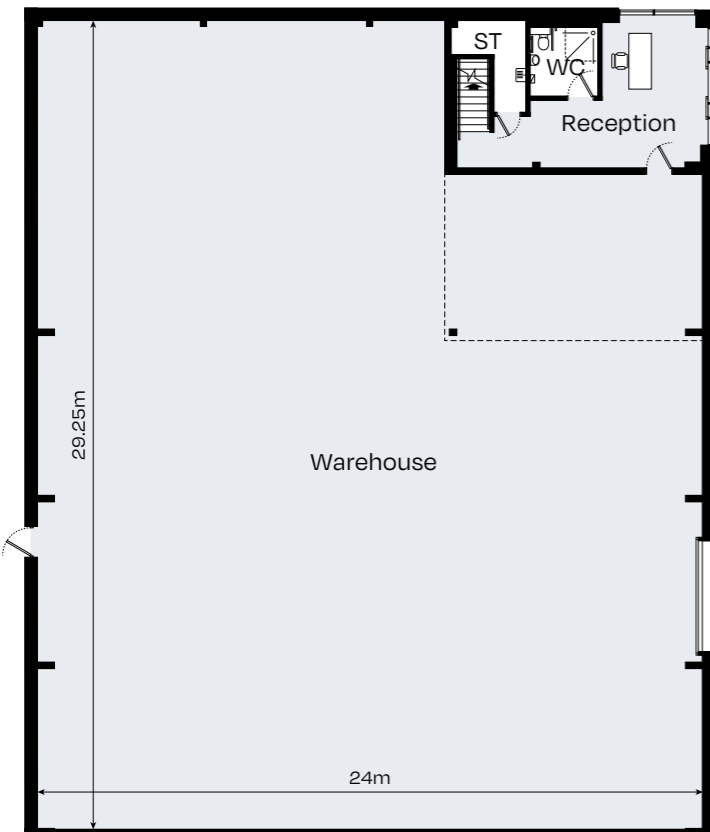


## UNIT 1B MID-TECH UNIT

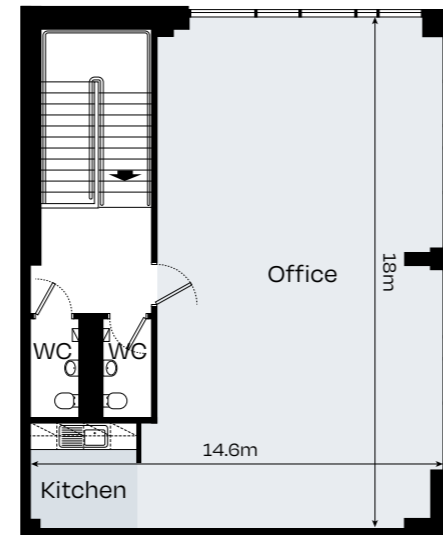
Ground Floor	4,596 sq ft	427 sq m
First Floor	624 sq ft	58 sq m
<b>Total</b>	<b>5,220 sq ft</b>	<b>485 sq m</b>



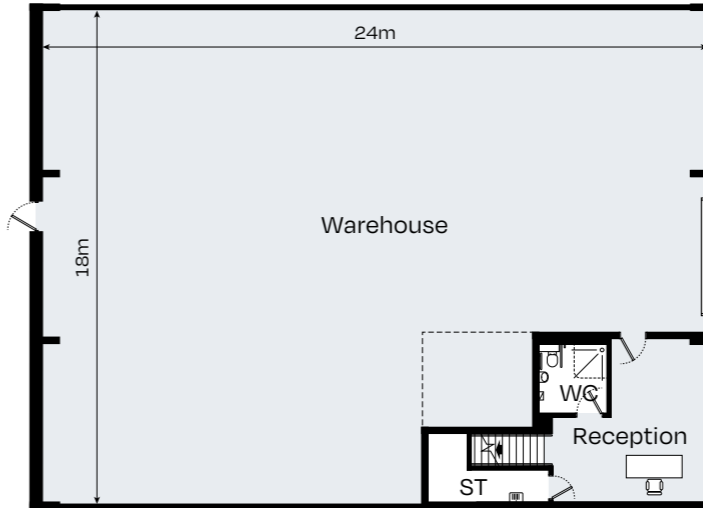
Ground Floor Plan



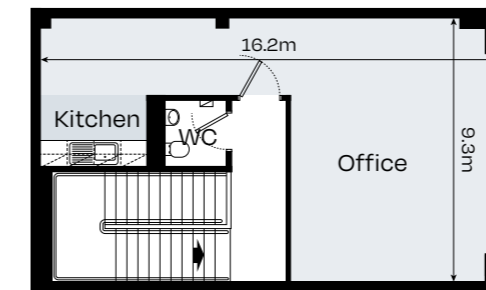
First Floor Office Plan



Ground Floor Plan

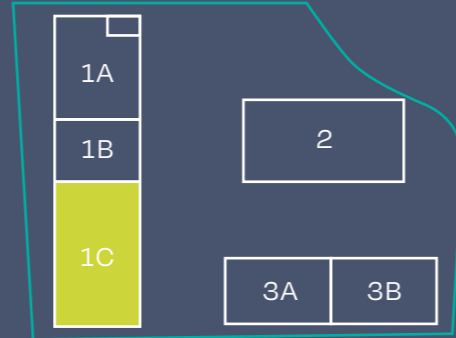


First Floor Office Plan



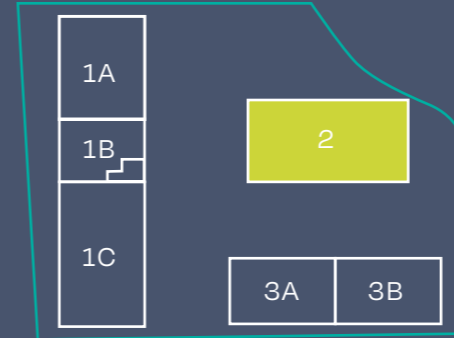
# UNIT 1C MID-TECH UNIT

Ground Floor	10,624 sq ft	987 sq m
First Floor	1,529 sq ft	142 sq m
<b>Total</b>	<b>12,153 sq ft</b>	<b>1,129 sq m</b>



# UNIT 2 MID-TECH UNIT

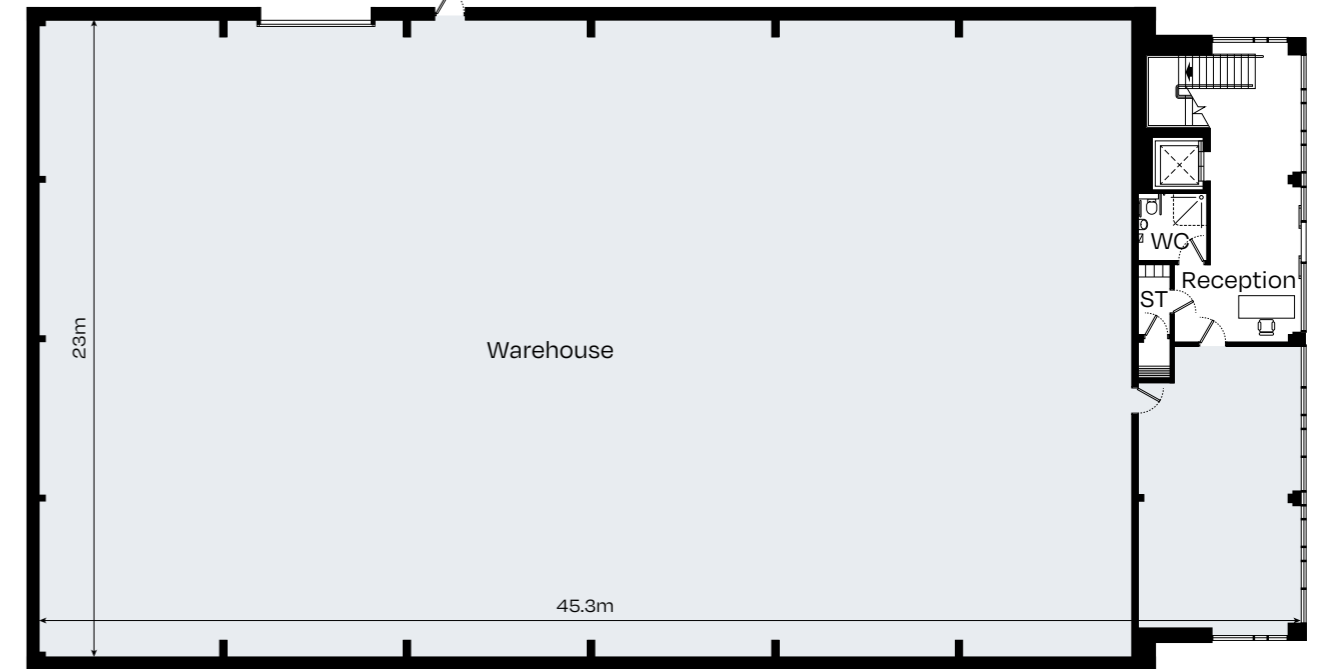
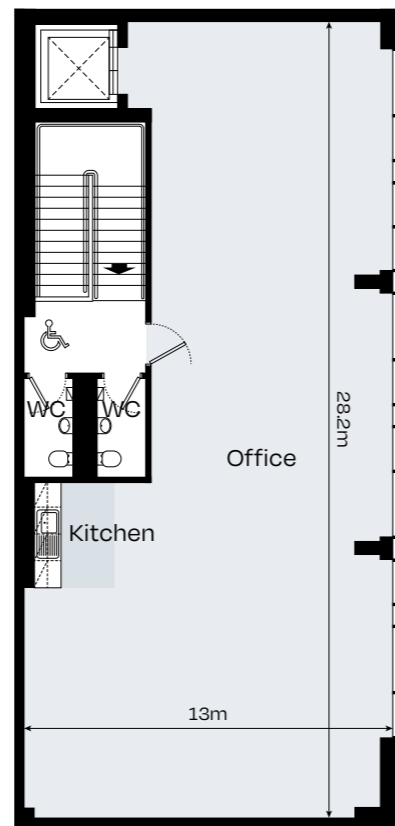
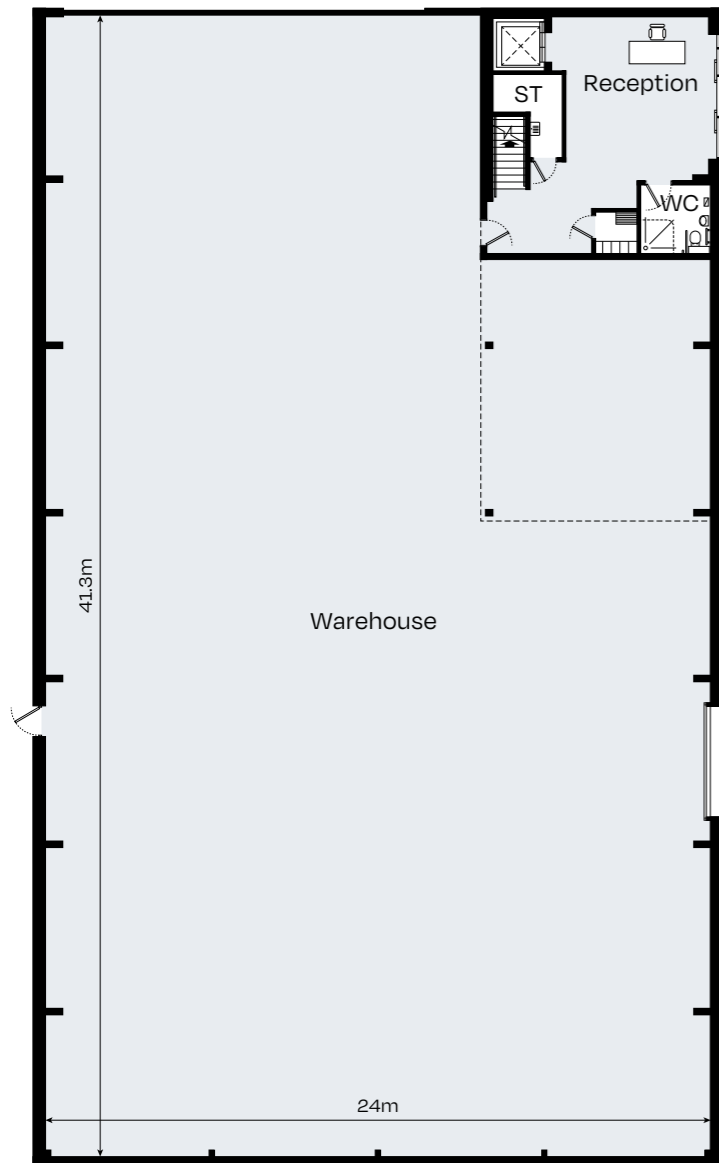
Ground Floor	11,087 sq ft	1,030 sq m
First Floor	1,259 sq ft	117 sq m
<b>Total</b>	<b>12,346 sq ft</b>	<b>1,147 sq m</b>



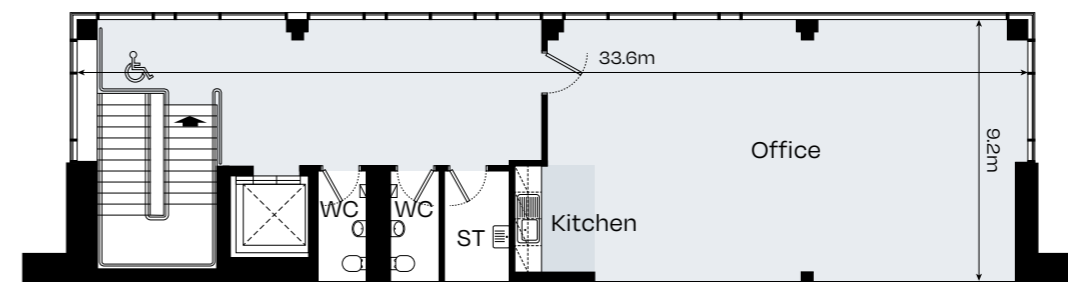
Ground Floor Plan

First Floor Office Plan

Ground Floor Plan



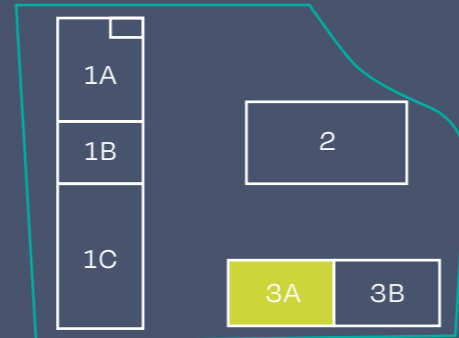
First Floor Office Plan





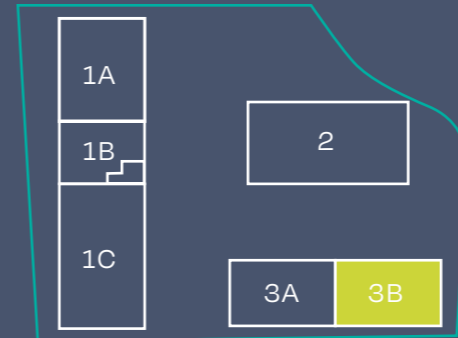
# UNIT 3A MID-TECH UNIT

Ground Floor	5,791 sq ft	538 sq m
First Floor	764 sq ft	71 sq m
<b>Total</b>	<b>6,555 sq ft</b>	<b>609 sq m</b>

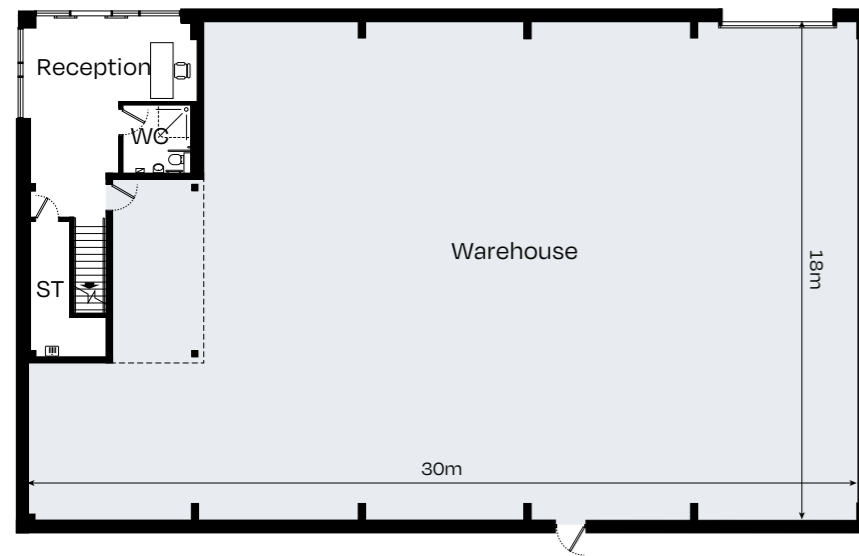


# UNIT 3B MID-TECH UNIT

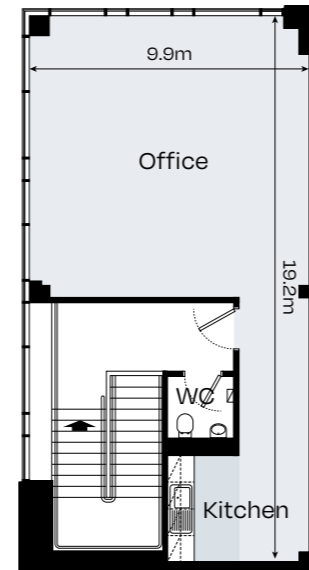
Ground Floor	5,791 sq ft	538 sq m
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<b>Total</b>	<b>6,555 sq ft</b>	<b>609 sq m</b>



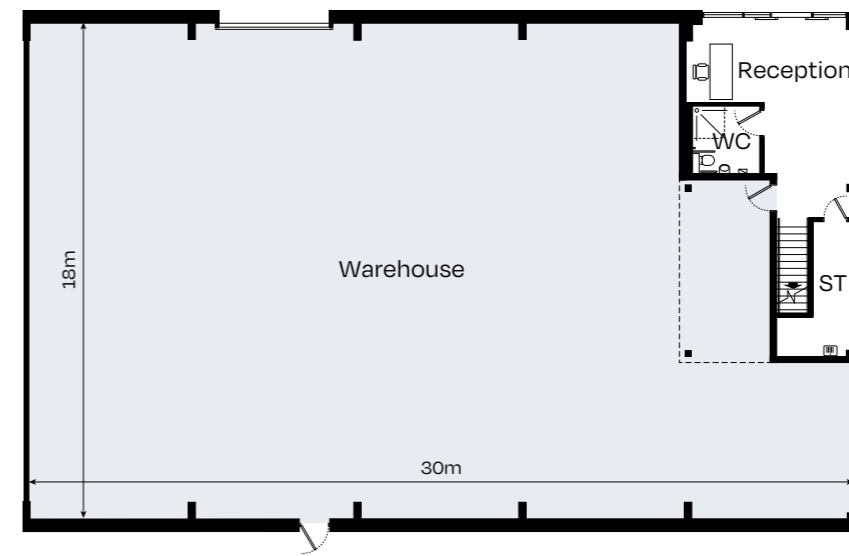
Ground Floor Plan



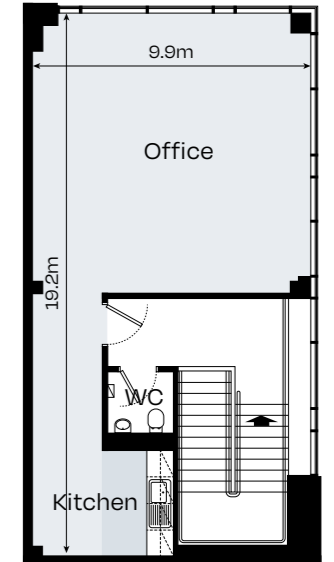
First Floor Office Plan



Ground Floor Plan



First Floor Office Plan



Situated at the heart of the London-Stansted-Cambridge corridor.



Connections

By Car

M1	6 mins
M25 (J27)	12 mins
Stansted Airport	15 mins
Cambridge	40 mins
London	45 mins

By Train

Stansted Airport	20 mins
Liverpool St, London	35 mins
Cambridge	40 mins

By Air

London Stansted Airport	Serves 187 airports in 39 countries
London City Airport	Serves 23 airports in 7 countries

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