

HARLOW
INNOVATION
PARK

NEXUS



TOGETHER WE ARE
HARLOW INNOVATION PARK



New office space Opportunities from **2,500 sq ft to 30,000 sq ft**

HARLOW INNOVATION PARK

TOGETHER WE DISCOVER TOMORROW



Grade 'A' office building with 2,500-30,000 sq ft to let at the heart of Harlow Innovation Park.

A state-of-the-art, flexible workspace with ultrafast internet connection and café, built with established science and technology businesses in mind. Carefully designed by Scott Brownrigg to foster collaborative working and employee wellbeing.

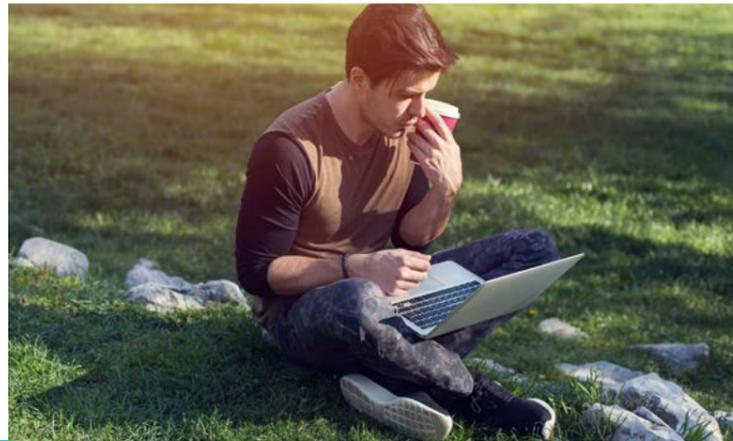
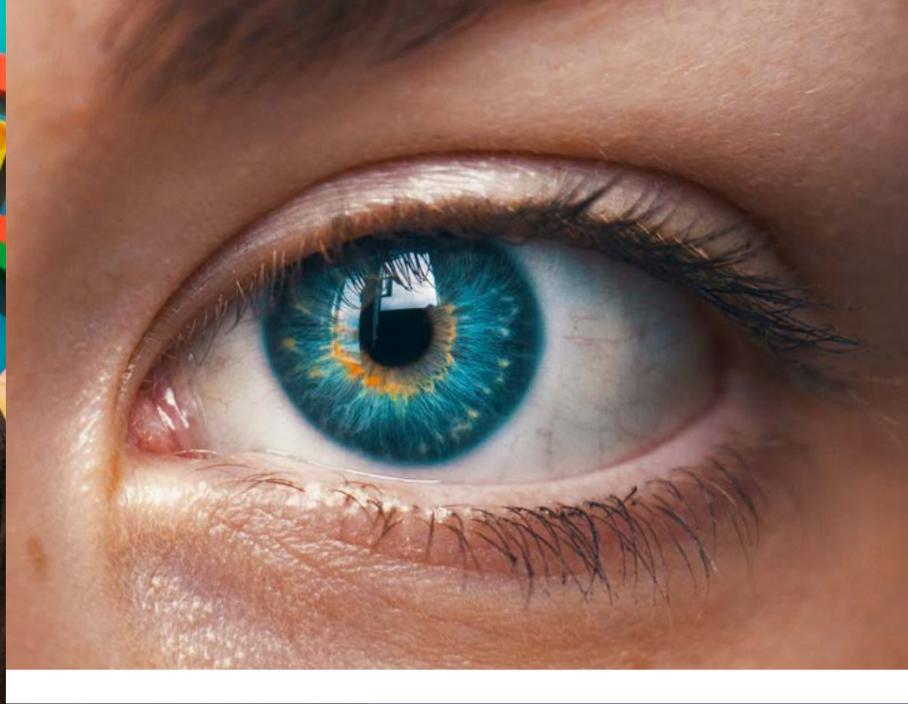
This forward thinking development will create a collaborative, progressive community within the Harlow Enterprise Zone.

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





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 and there's a café, nursery and gym. Talented people will want to work here – and they'll want to stay.



AN INSPIRING PLACE TO BE

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

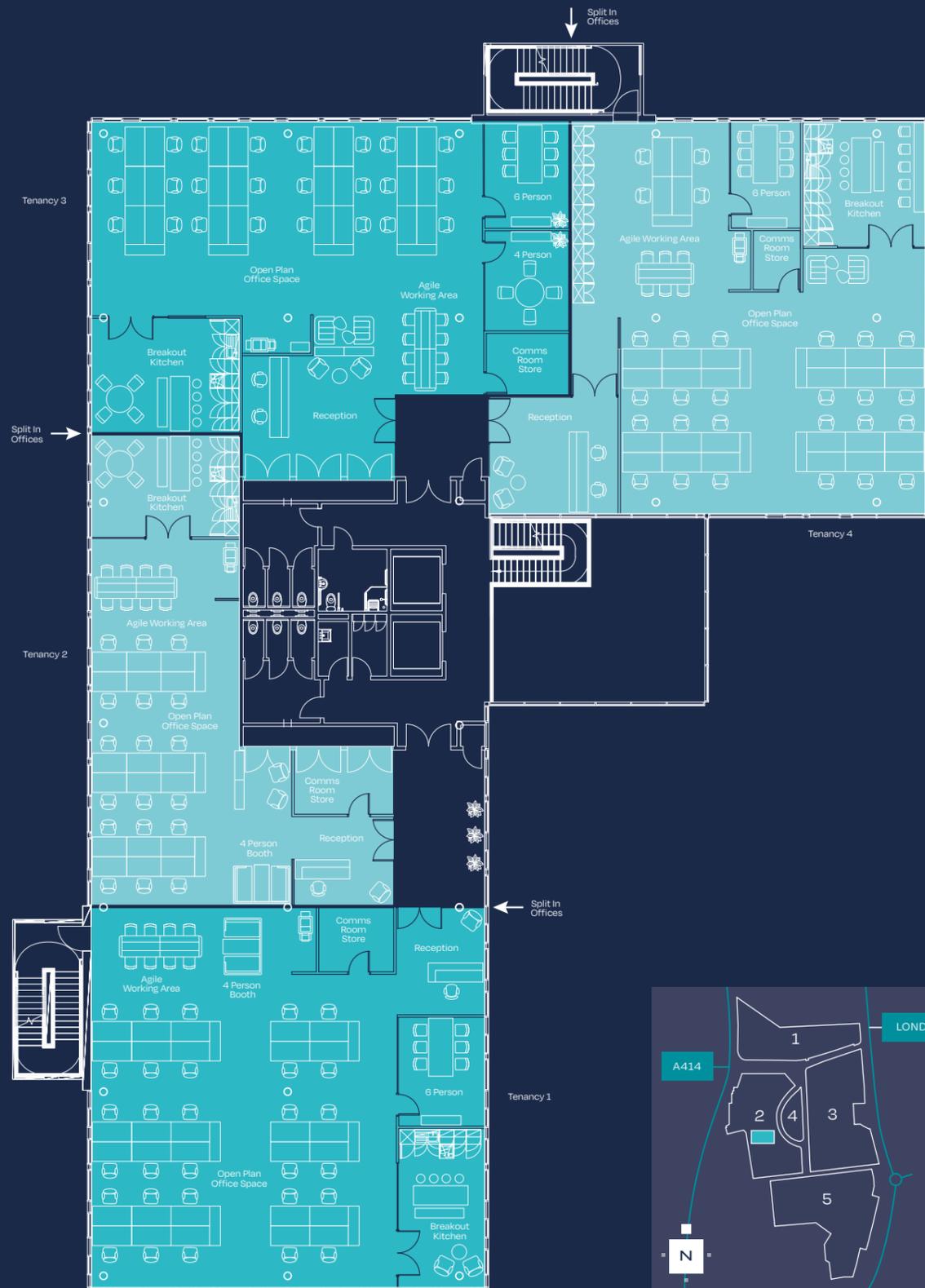
Designed to work in symbiosis with forward-thinking, highly driven businesses, Harlow Innovation Park offers a supportive and collaborative environment that encourages growth, nurtures partnerships and promotes wellbeing.

Set in landscaped grounds, the 25 acre Innovation 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.



TYPICAL FLOORPLAN



A STATE-OF-THE-ART WORKSPACE WITH UNRIVALLED DATA CONNECTIVITY

COLLABORATIVE WORKSPACES

Common Areas

- Grade 'A' specification
- Targeting BREEM 'Excellent'
- Two passenger lifts
- Shower and changing facilities
- Spacious and modern reception area
- Male / female toilets on each floor
- Full fibre ultra-fast broadband with a flexible choice of existing on-site providers with fast set up

Externally

- Full height glazing to all floors
- External landscaping
- 44 on-site cycle storage
- 79 car parking spaces

OVERVIEW SPECIFICATION

- 2,500 sq ft to 30,000 sq ft over three floors
- Floor to ceiling heights 2.75m
- Suspended metal pan ceiling tiles
- Recessed LED lighting
- Raised floors and skirting
- Open plan configuration
- VRF cooling and heating systems



ACCOMMODATION SCHEDULE

Ground Floor	9,635 sq ft	895 sq m
First Floor	10,083 sq ft	937 sq m
Second Floor	10,083 sq ft	937 sq m
Total	29,800 sq ft	2,769 sq m

OFFICE | RESEARCH & DEVELOPMENT MID-TECH | AMENITY

- Initial phases of construction underway with park wide road and utility infrastructure fully complete
- Best value for money in the London-Stansted-Cambridge Corridor
- Established location with local occupiers that include; Public Health England, Pearson, Teva Pharmaceutical Industries, Arrow Electronics and Raytheon
- Local labour pool with sci-tech skill base, with catchment extending to Cambridge and London
- Provision of amenity space to include; a modern café, gym and day nursery, in addition to the neighbouring Mark Hall Sports Centre
- Adjacent state-of-the-art data centre, also part of the Enterprise Zone, offers exceptional hosting solutions for cloud based systems
- Easy commute with new bus services to Harlow town centre and train station, plus a network of cycle ways
- The town provides a mix of housing and the Enterprise Zone itself is immediately adjacent to the award winning Newhall development, providing high quality family housing

CONNECT AT LIGHTNING SPEED

Ultrafast broadband as standard

As you'd expect from the birthplace of fibre optics – developed next door at the former STC building, now home to Kao Park Data Centre – Harlow Innovation Park offers outstanding connectivity for businesses of every size.

Enjoy the benefits of full fibre ultrafast broadband, with a flexible choice of existing on-site providers and fast set-up.

The birth place of fibre optics and broadband

In 1963, electrical engineer and physicist Sir Charles Kao joined STC (later Nortel) in Harlow.

In just a few years, he and George Hockham made revolutionary discoveries about fibre optics, inventing fibre optic cable and laying the groundwork for all modern communication, including the evolution of the internet itself. They won the Nobel Prize for Science – and changed the world.

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



Connections

By Car

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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