

7,000 SQ FT
LET TO CUA

FIELD HOUSE

HARLOW CM20 2FB

4,254 SQ FT OF REFURBISHED OFFICE SPACE TO LET



LANDMARK OFFICE ON THE LONDON COMMUTER BELT

Field House comprises c.60,000 sq ft over four floors. Up to 4,254 sq ft of fully refurbished, air-conditioned open plan space is available on the first floor.

The building is adjacent to Harlow Town Station and benefits from a car parking ratio of one space per 230 sq ft occupied.





NEWLY REFURBISHED OPEN PLAN OFFICES

KEY FEATURES

- ✔ Newly refurbished
- ✔ Four pipe fan coil conditioning
- ✔ Full access raised floors
- ✔ Suspended ceilings with new LED lighting
- ✔ On-site car parking at a ratio of 1:230 sq ft
- ✔ Contemporary refurbished reception
- ✔ Male & Female WCs
- ✔ 2 eight person passenger lifts
- ✔ Ewave rated 5 star for internet connectivity (report available on request)



LONDON STANSTED CAMBRIDGE CORRIDOR



2 RAILWAY
STATIONS



UNDER 150M
FROM HARLOW
TOWN STATION



30 MINS TO
LIVERPOOL
STREET



STANSTED
IN 20 MINS

The property is located just off Station Approach, adjacent to Harlow Town Station and opposite Harlow Town Park.

The station provides a fast, regular service into London Liverpool Street in under 30 minutes via Tottenham Hale (Victoria Line) (12 minutes), and also Cambridge in approximately 40 minutes.

Junction 7 of the M11 is approximately 4 miles away. Cambridge is approximately 35 miles to the north, with central London approximately 25 miles to the south. Stansted International Airport is located just off Junction 8 of the M11, which is approximately 10 miles north of Junction 7.



TO LET FIRST FLOOR OFFICE AREA



The following are approximate Net Internal Areas measured in accordance with RICS Code of Measuring Practice:

4,254 SQ FT (395.2 SQ M)





EPC RATING:

D - 94 (Certificates available on request)

FURTHER INFORMATION

For further information or to arrange an inspection of the Property,
please contact the lessor's joint agents: