# FIELD HOUSE

HARLOW CM20 2FB 4,254 SQ FT OF REFURBISHED OFFICE SPACE TO LET

1000 50 FT

# 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.





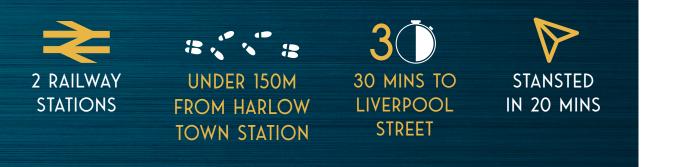
# NEWLY REFURBISHED OPEN PLAN OFFICES

### **KEY FEATURES**

- ⊘ Newly refurbished
- ✓ Four pipe fan coil conditioning
- Second Se
- Suspended ceilings with new LED lighting
- On-site car parking at a ratio of 1:230 sq ft
- ⊘ Contemporary refurbished reception
- Ø Male & Female WCs
- Ewave rated 5 star for internet connectivity (report available on request)



# LONDON STANSTED CAMBRIDGE CORRIDOR



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

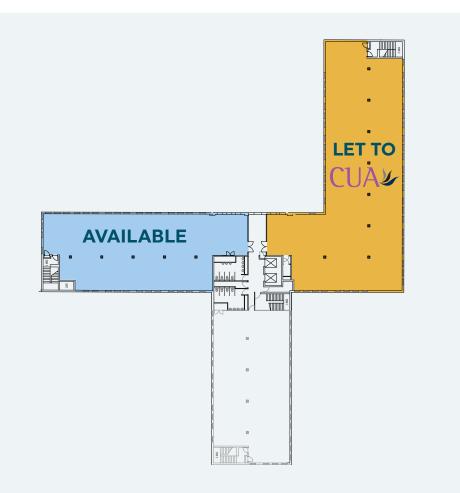
The station provides a fast, regular service into London Liverpool Street in under 30 minutes via Tottenham Hale (Victoria Line) (12 minutes), and also Cambridge in approximately 40 minutes.

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.

## FIELD HOUSE

# 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)



## FIELD HOUSE

#### **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:

Misrepresentation Act 1967: Whilst the information in these particulars is believed to be correct, neither the agents nor the client can guarantee it's accuracy nor is it intended to form any part of a contract. Any areas quoted are approximate. Compiled May 2019 Designed and produced by kubiakcreative.com 193500 05/19