

A COLLABORATIVE COMMUNITY
FOR PROGRESSIVE THINKERS

HARLOW



HARLOW
SCIENCE PARK



HARLOW SCIENCE PARK IS A NEW DESTINATION
FOR BUSINESS FOCUSING ON ALL AREAS OF SCIENCE,
TECHNOLOGY, RESEARCH AND INNOVATION.

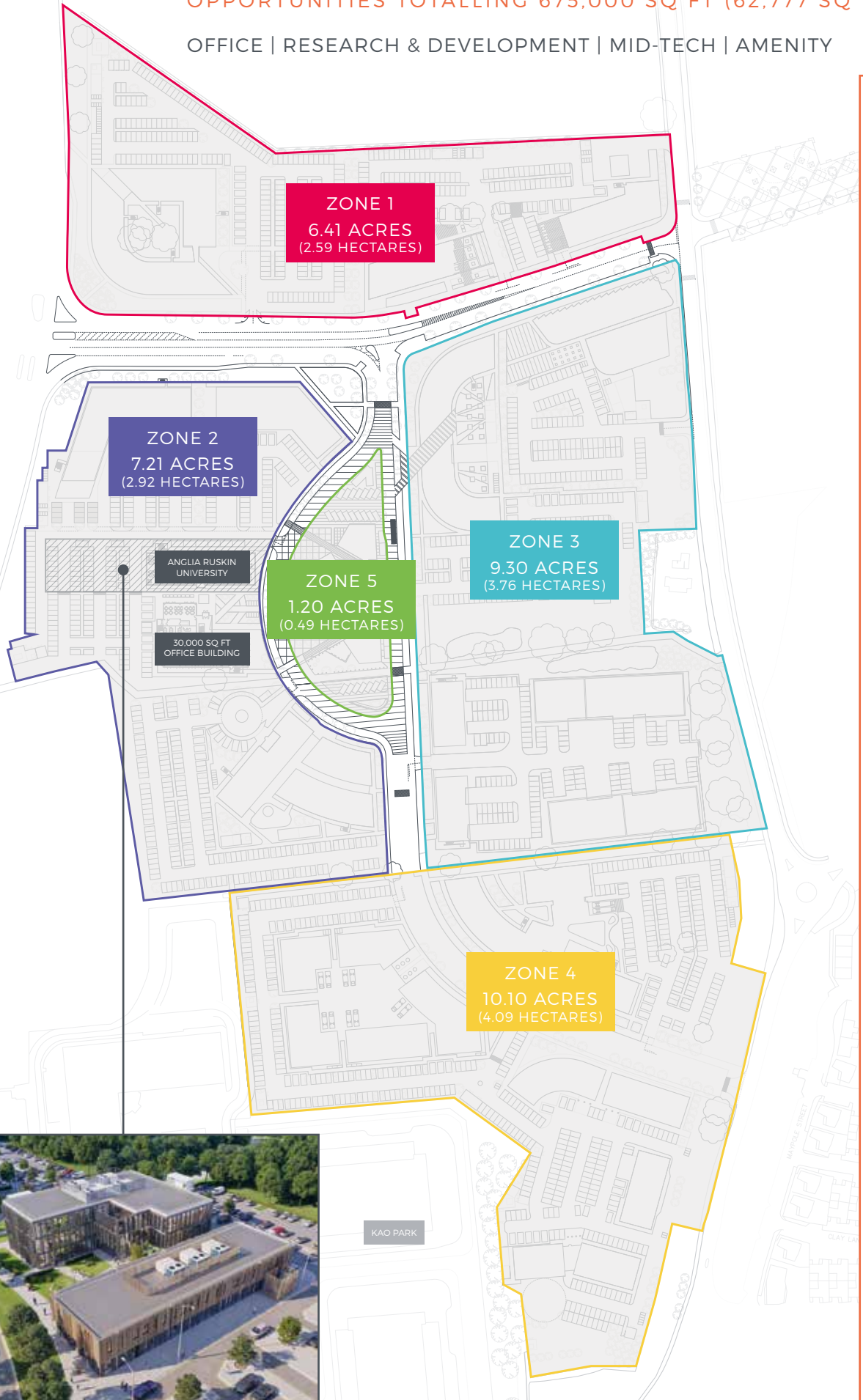
This forward thinking development will create a collaborative,
progressive sci-tech community as part of the Harlow Enterprise Zone.

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

- 35 acres of Grade 'A' development opportunities for office, research & development, mid-tech and amenity.
- Flexible space within speculatively built buildings, plus bespoke pre-let / pre-sale opportunities.
- Ready to go, with access road & utility infrastructure already underway.
- 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.
- Current construction includes; Anglia Ruskin University freehold turnkey of 15,000 sq ft. First wave of speculative development featuring a 30,000 sq ft 3 storey office building called Nexus with initial amenity.
- Provision of amenity space to include; a modern cafe, gym and day nursery.
- Local labour pool with sci-tech skill base.
- Unrivalled internet connectivity with rapid setup.

35 ACRES (14 HECTARES) OF GRADE 'A' DEVELOPMENT OPPORTUNITIES TOTTALING 675,000 SQ FT (62,777 SQ M)

OFFICE | RESEARCH & DEVELOPMENT | MID-TECH | AMENITY



ANGLIA RUSKIN UNIVERSITY & 30,000 SQ FT OFFICE BUILDING NEXUS

WELCOME TOMORROW
TODAY. ALL 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

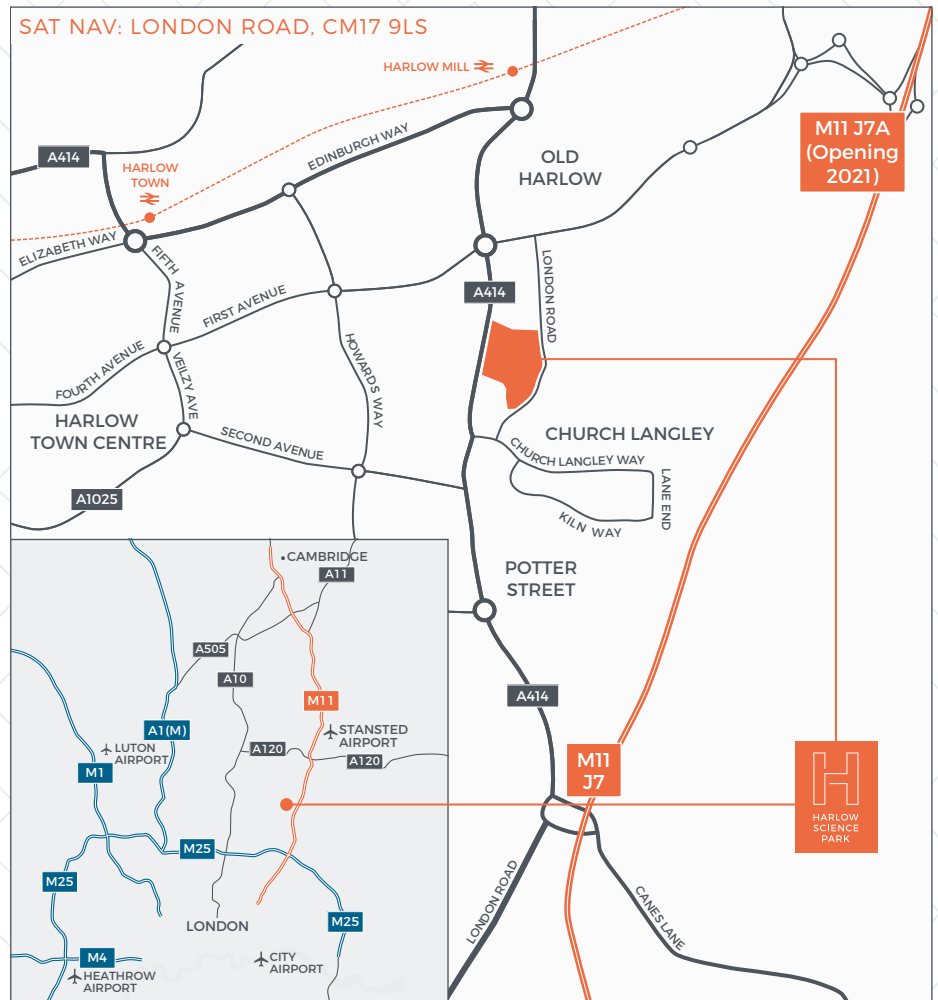
BY TRAIN

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



WILL HEIGHAM
will.heigham@bidwells.co.uk



SIMON BEETON
scb@dww.co.uk



PAUL QUY
paul.quy@strettons.co.uk

HELLOHARLOW.CO.UK

A JOINT DEVELOPMENT BY



IN PARTNERSHIP WITH



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