## FIELD HOUSE

HARLOW CM20 2FB

# LANDMARK **OFFICE** ON THE LONDON COMMUTER **BELT**

Field House comprises c.60,000 sq ft over four floors. Up to 11,735 sq ft of fully refurbished, air-conditioned open plan space is available on the first floor.

The building is adjacent to Harlow 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
- 51 car parking spaces representing a ratio of 1:230 sq ft
- Contemporary refurbished reception
- Male & Female WC's
- Ewave rated 5 star for internet connectivity (report available on request)





# LONDON STANSTED CAMBRIDGE CORRIDOR



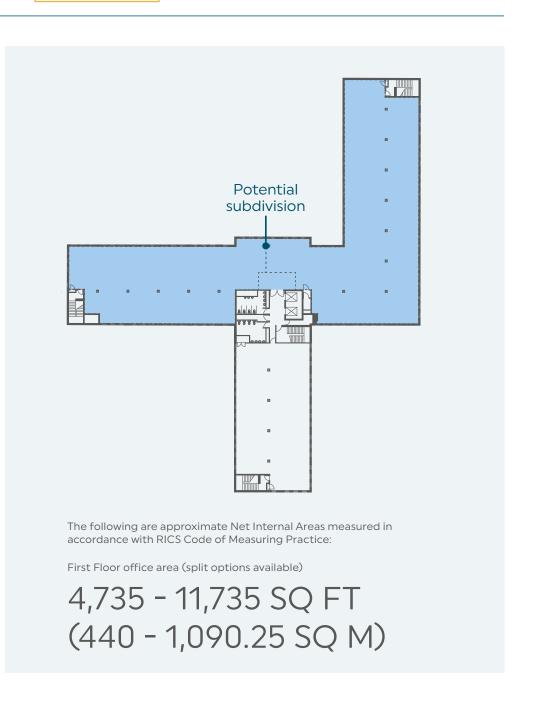
The property is located just off of Station Approach, adjacent to Harlow Town Station and opposite Harlow Town Park.

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





### 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:

**Simon Beeton** 01279 620225

Philip Papenfus 07855 773205

Amanda Moulder 01279 620222 Joss Lucas-Scudmore 07714 973254

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 December 2017 Designed and produced by kubiakcreative.com 172502 DECEMBER 17