

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



2 RAILWAY
STATIONS



UNDER 150M
FROM HARLOW
TOWN STATION



30 MINS TO
LIVERPOOL
STREET



STANSTED
IN 20 MINS

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



Potential subdivision

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

First Floor office area (split options available)

4,735 - 11,735 SQ FT
(440 - 1,090.25 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:

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 its 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