

A COLLABORATIVE COMMUNITY
FOR PROGRESSIVE THINKERS



ORIGIN
HARLOW
SCIENCE PARK

LABORATORY & OFFICE SPACE
BESPOKE FREEHOLD & LEASEHOLD BUILDINGS AVAILABLE
10,000 - 150,000 SQ FT (930 - 13,935 SQ M)

CM17 9LS

A NEW DESTINATION

HARLOW SCIENCE PARK IS A NEW DESTINATION FOR BUSINESSES 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 heart of the established London-Stansted-Cambridge Corridor, this area already has a global reputation for excellence in scientific research.

An environment to include a community hub, cafe, gym, hotel, nursery, green surroundings and cutting-edge architecture to name a few. This is the ultimate place to work away from work.

EVERYTHING CONSIDERED FOR
A GREAT WORK LIFE BALANCE



A NEW COLLECTION OF GRADE 'A' R&D LABORATORY AND OFFICE BUILDINGS WITHIN HARLOW SCIENCE PARK DESIGNED WITH FLEXIBILITY IN MIND

Each building will be fully bespoke to help fulfil your aspirations, encourage interaction among scientists from various disciplines and help recruit / retain the best qualified talent.

BESPOKE FREEHOLD & LEASEHOLD BUILDINGS AVAILABLE
10,000 - 150,000 SQ FT (930 - 13,935 SQ M)

OUR TURNKEY SOLUTION CAN PROVIDE A ONE STOP SOLUTION TO DELIVER A TRULY BESPOKE SOLUTION





THE LABORATORY & OFFICE BUILDINGS OFFER COMPLETE FLEXIBILITY TO OCCUPIERS, ACCOMMODATING THE IDEAL RATIO OF WET & DRY LABS AND HIGH QUALITY OFFICE ACCOMMODATION

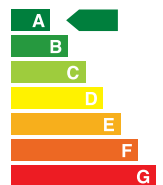


TYPICAL SPECIFICATION

- Targeting EPC rating of 'A'
- Targeting BREEAM 'Excellent'
- Targeting WiredScore 'Platinum'
- Planning consent for low level biological safety containment use
- Bespoke R&D / lab options available
- Flexible design to provide Grade A fitted office / write up areas and capability to integrate lab space
- Dedicated plant areas capable of supporting intensive lab needs
- Passenger lifts
- Full height enhanced glazing to all floors
- Raised floors & suspended ceilings
- Recessed LED lighting
- Male, female and disabled WC's on each floor
- Shower & changing facilities with lockers
- VRF cooling and heating systems
- Generous onsite parking



BREEAM®
★★★★☆
Excellent

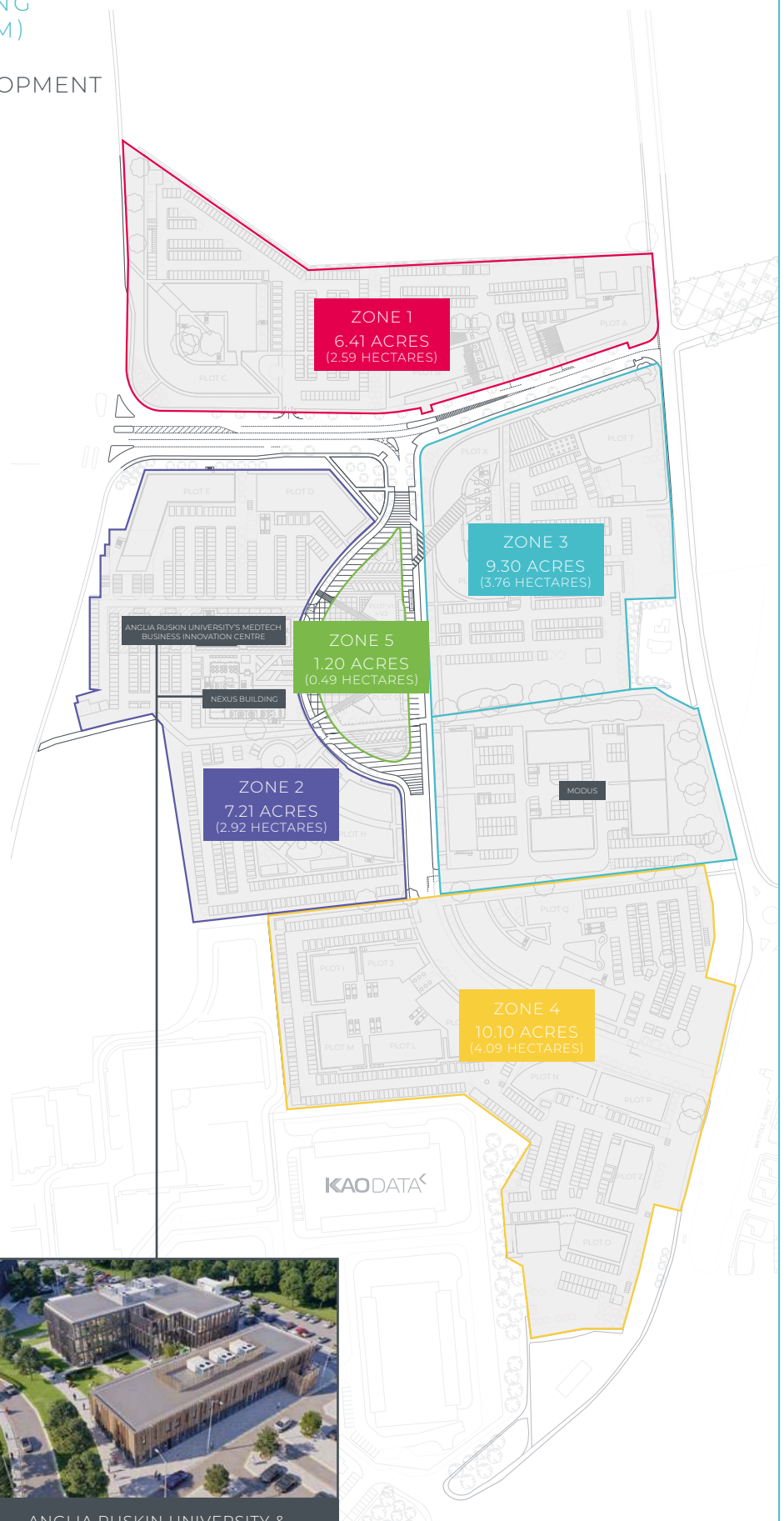


OUR COLLABORATIVE APPROACH TO THE DESIGN OF EACH BUILDING ENSURES THAT WE DELIVER THE BEST SOLUTION FOR YOUR BUSINESS TODAY AND TOMORROW

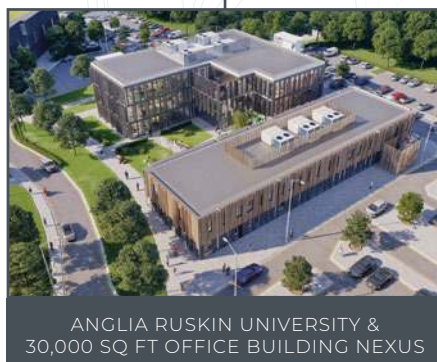
27 ACRES (10.9 HECTARES)
OF GRADE 'A' DEVELOPMENT
OPPORTUNITIES TOTTALLING
401,650 SQ FT (37,315 SQ M)

OFFICE | RESEARCH & DEVELOPMENT
MID-TECH | AMENITY

- Ready to go, with road & utility infrastructure complete
- Sitting in the heart of the London-Stansted-Cambridge Corridor
- Established location with local occupiers that include; Public Health England, Pearson, Teva Pharmaceutical Industries, Arrow Electronics and Raytheon
- Local labour pool with sci-tech skill base, with catchment extending to Cambridge and London
- Truly unrivalled internet connectivity with park-wide fibre infrastructure installed with a flexible choice of existing on-site providers for fast rapid setup
- Adjacent state-of-the-art data centre offering a exceptional hosting solutions for cloud based systems and data



H
HARLOW
SCIENCE PARK



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

WELCOME TO
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

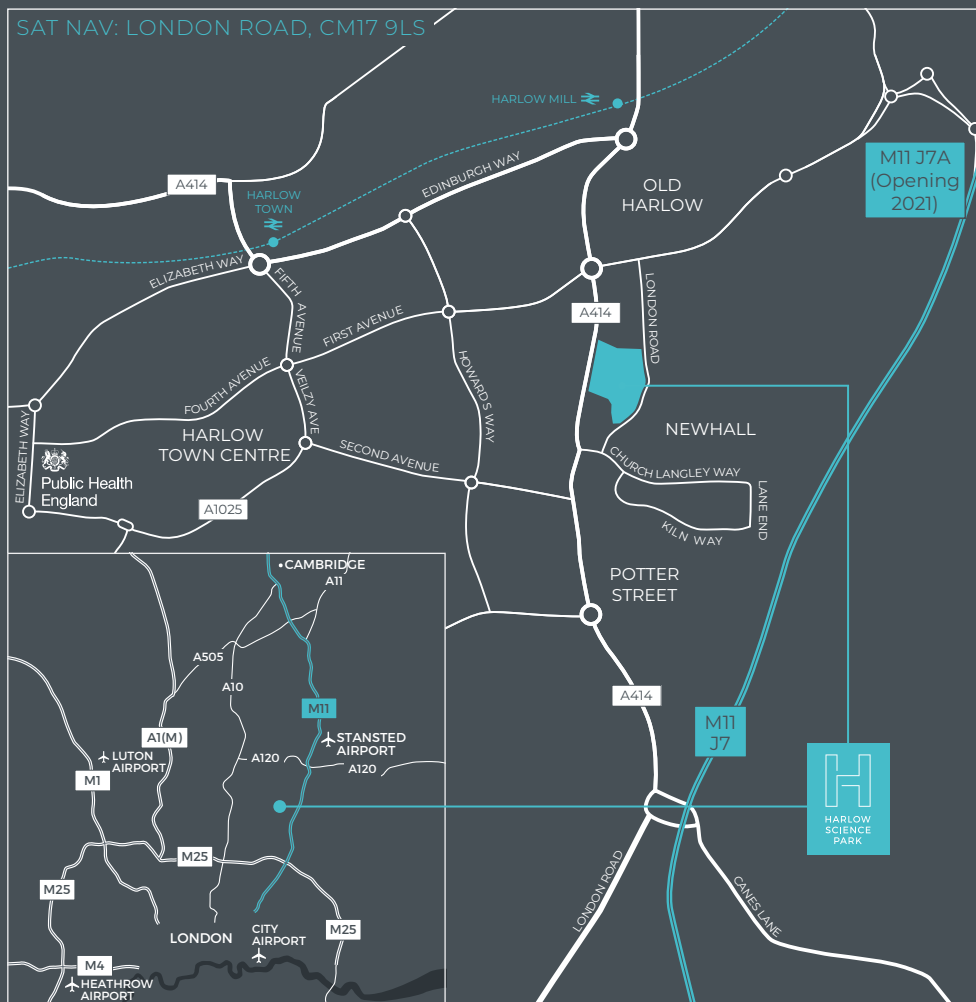
Stansted Airport	20 mins
Liverpool St, London	35 mins
Cambridge	40 mins

BY AIR

London Stansted Airport
Serves 187 airports in 39
countries

London City Airport Serves
23 airports in 7 countries

Source: Google Maps



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A JOINT DEVELOPMENT BY



IN PARTNERSHIP WITH



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