

PREMIUM

OFFICE

SPACE

FIELD HOUSE

HARLOW



# A HOME



# FOR YOUR

## Introduction

---

Field House offers newly refurbished modern office space and is an ideal base for your new business headquarters. Welcomed by a new high quality reception that leads to c.60,000 sqft over four floors. Up to 17,334 sqft of air-conditioned, open-plan office space is currently available. Split between three suites on the Ground and Third floors.

Situated in a prominent location with good transport links to key cities and only a stone's throw from Harlow Town Railway Station, Field House provides unrivalled transport links. If you choose to travel by car, the building also offers one of the best private car parking ratios found in the area (1:250 sqft).

Field House provides the perfect environment to meet your business needs and facilitate growth.



# BUSINESS

IT'S



## Location, location, location

Located within the London commuter belt, Harlow is an established and strategic office location in the South East, located 28 miles north east of Central London and 36 miles south of Cambridge.

Field House is located just off Station Approach, adjacent to Harlow Town Station and opposite Harlow Town Park. The location is served by excellent transport links via plane, train and road.

London Stansted Airport is located 13 miles north east of Harlow, and Luton Airport is 30 miles north west.

Harlow's two railway stations provide regular services to London Liverpool Street (30 minutes), Cambridge (40 minutes), Stansted Airport (17 minutes), as well as Tottenham Hale (Victoria Line).

Junction 27 of the M25 is 8 miles north, providing access to London, whilst also linking to other major motorways. J7 of the M11, is 4 miles to the east and provides access to Cambridge, the Midlands and the North.

ABOUT



Connections to London, Cambridge and beyond, place Field House in a key location

View of Field House adjacent to Harlow Town Station



LOCATION

# KEY FACTS

## Strategic location in the south east



### Unrivalled Amenities

- **The Harvey Centre** Shopping, food outlets, cinema and leisure activities.
- **The Water Gardens** Shopping and food outlets.
- **Harlow Town Park** A 164-acre public park which is one of the largest urban parks in Britain. It includes multiple gardens, a petting zoo, a bandstand, and the Spurriers House Café.
- **Hotels** Travelodge Harlow, Holiday Inn Express Harlow



### Spot On Location

- Located in the ever expanding south east of England.
- Extensive and affluent catchment population.
- Significant expansion of Harlow predicted in the coming years.
- Located 25 miles north of London.
- World renowned city of Cambridge 36 miles away.



### Linked by Road

- Junction 27 of M25, 8 miles to the north.
- M25 links to A1(M), M1, M4, M3, M23 and the M26.
- Junction 7 of the M11, 4 miles to the east.
- M11 provides links to Cambridge, the Midlands and the North.



### Linked by Train

- Adjacent to Harlow Town train Station.
- 8 minute drive to Harlow Mill train station.
- Tottenham Hale (Underground), 17 minutes.
- London Liverpool Street, 30 minutes.
- Cambridge (CBG), 45 minutes



### Linked by Plane

- London Stansted Airport, located 13 miles north east.
- Luton Airport, located 30 miles north west.
- Heathrow Airport, located approximately 50 miles south west



### Cambridge

- 40 minutes

### Stansted Airport

- 17 minutes

### Harlow Town Station

#### Tottenham Hale

- Victoria Line
- 17 minutes

#### London Liverpool Street

- Central, Circle, Hammersmith & City, Metropolitan Lines
- 30 minutes



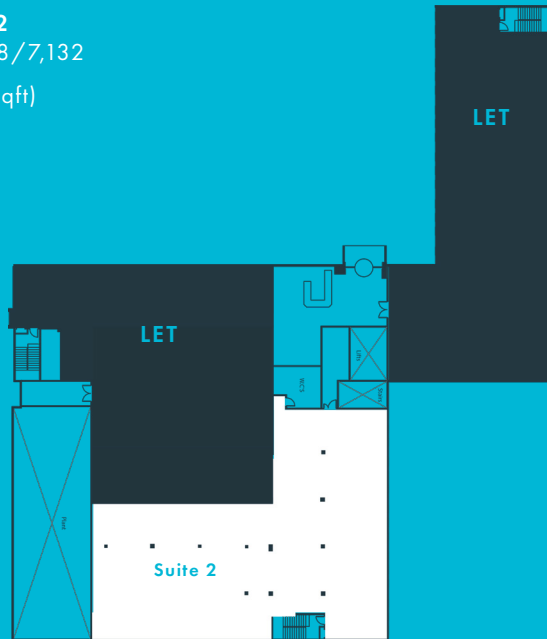
# LONDON STANSTED CAMBRIDGE CORRIDOR

17,516 SQFT  
AVAILABLE  
TO LET

# PLANS & DIGITS

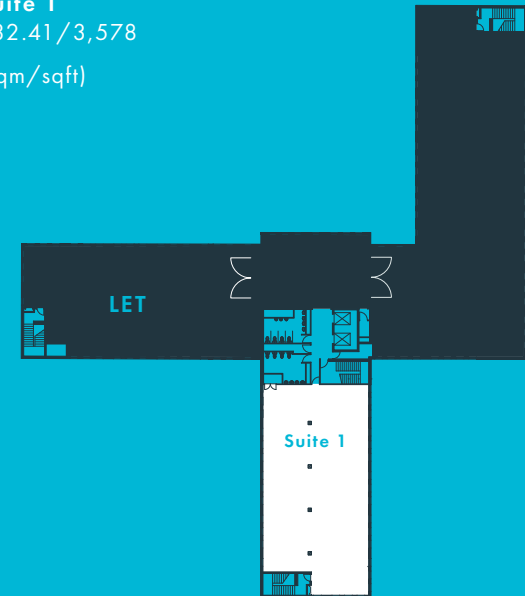
G

Suite 2  
662.58/7,132  
(sqm/sqft)



3

Suite 1  
332.41/3,578  
(sqm/sqft)



# IT'S

# ALL



# IN THE



## Key features

- Newly refurbished.
- Four pipe fan coil air conditioning.
- Full access raised floors.
- Suspended ceilings with new LED lighting.
- On-site car parking spaces representing a ratio of 1:250 sqft.
- Contemporary refurbished reception.
- Male, Female and Disabled WCs.
- 2 eight person passenger lifts.
- On-site fail-over generator.

# DETAIL

# FURTHER INFORMATION

## Extra information

---

### Terms

The property is available by way of a new lease at a rent to be agreed.

### Outgoings

A service charge will be levied to cover the cost of maintenance and repair of the common parts and external structure of the building.

### EPC

Energy Performance Certificate available upon request. The rating is C-58.

### Legal Costs

Each party to bear their own legal costs.

### Rateable Value

*Rates from April 2023*

First Floor Suite £76,000.

Third Floor Suite 1 £40,000.

### Multiplier for 2023/24

Standard – 51.2 pence in the pound.

Small business – 49.9 pence in the pound.



# PREMIUM SPACE





# GET IN TOUCH

Derrick  
Wade  
Waters  
01279 620 200

For all letting enquiries and viewings

Simon Beeton  
01279 620200  
scb@dww.co.uk

Coke Gearing  
consulting  
Chartered Surveyors  
01279 758758  
www.cokegearing.co.uk

Louise Campbell  
01279 758758  
louise@cokegearing.co.uk



Owned and managed by

Mantle Estates  
01279 874302  
info@mantle.co.uk

## SUBJECT TO CONTRACT

Disclaimer: The agent, for themselves and for the Lessors of the property give notice that; i) these particulars are given without responsibility of the agent or the Lessors as a general outline only, for the guidance of prospective tenants, and do not constitute the whole or any part of an offer or contract, ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and any prospective tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them, iii) no employee of the agent has any authority to make or give any representation or warranty to enter into any contract whatsoever in relation to the property, iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending tenants must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate advice, v) the agent will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Published February 2023.