



# Field House

Station Approach, Harlow, CM20 2FB



High Quality Specification  
4,456 sq. ft. / 414 sq. m.  
Dedicated car parking  
Business Park Environment

## Location

Field House is located just off Station Approach, adjacent to Harlow Town Station and opposite Harlow Town Park. Fast, regular trains to London Liverpool Street in under 30 minutes, Stansted Airport in 20 minutes and Cambridge in 40 minutes. J7 of the M11 is approx. 4 miles away. Cambridge is approx. 35 miles to the north, and central London approx. 25 miles to the south. Stansted Airport is located just off J8 of the M11, which is approx. 10 miles north of J7.

## Description

Newly refurbished, Field House comprises c.60,000 sq ft over four floors. Up to 4,254 sq ft of fully refurbished, air-conditioned open plan space is available on the first floor. The building benefits from a car parking ratio of one space per 230 sq ft occupied.

## Amenities

- Four pipe fan coil conditioning
- Full access raised floors
- Suspended ceilings with new LED lighting
- On-site car parking at a ratio of 1:230 sq ft
- Contemporary refurbished reception
- Male & Female WCs
- 2 eight person passenger lifts
- Ewave rated 5 star for internet connectivity

## 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.

## Rates and EPC

The current rateable value is £40,250.

Energy Performance Certificate available upon request. The rating is D-94

## Legal costs

Each party to bear their own legal costs.

## VAT

VAT will be applicable to rental and all other outgoings.

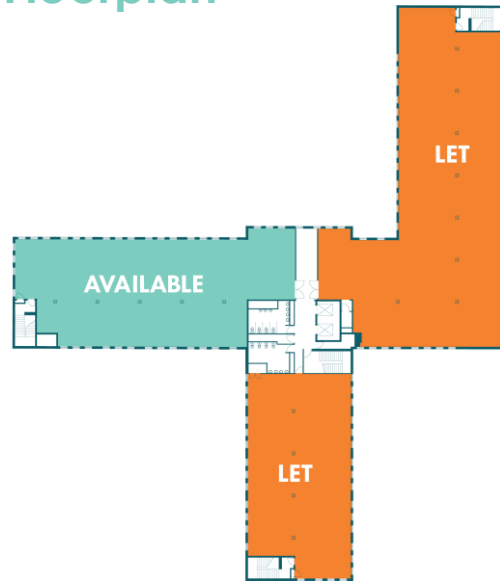


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SUBJECT TO CONTRACT

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 08/2020.

## Floorplan



## Map



## Viewings

To arrange a viewing, please contact:

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