

# WATER CIRCLE

TO LET

151a WATER CIRCLE

4,916 sq ft | 457 m<sup>2</sup>

OFFICE BUILDING  
GROUND FLOOR AND FIRST FLOOR  
LONDON STANSTED, ESSEX, CM22 6DR

WATER CIRCLE



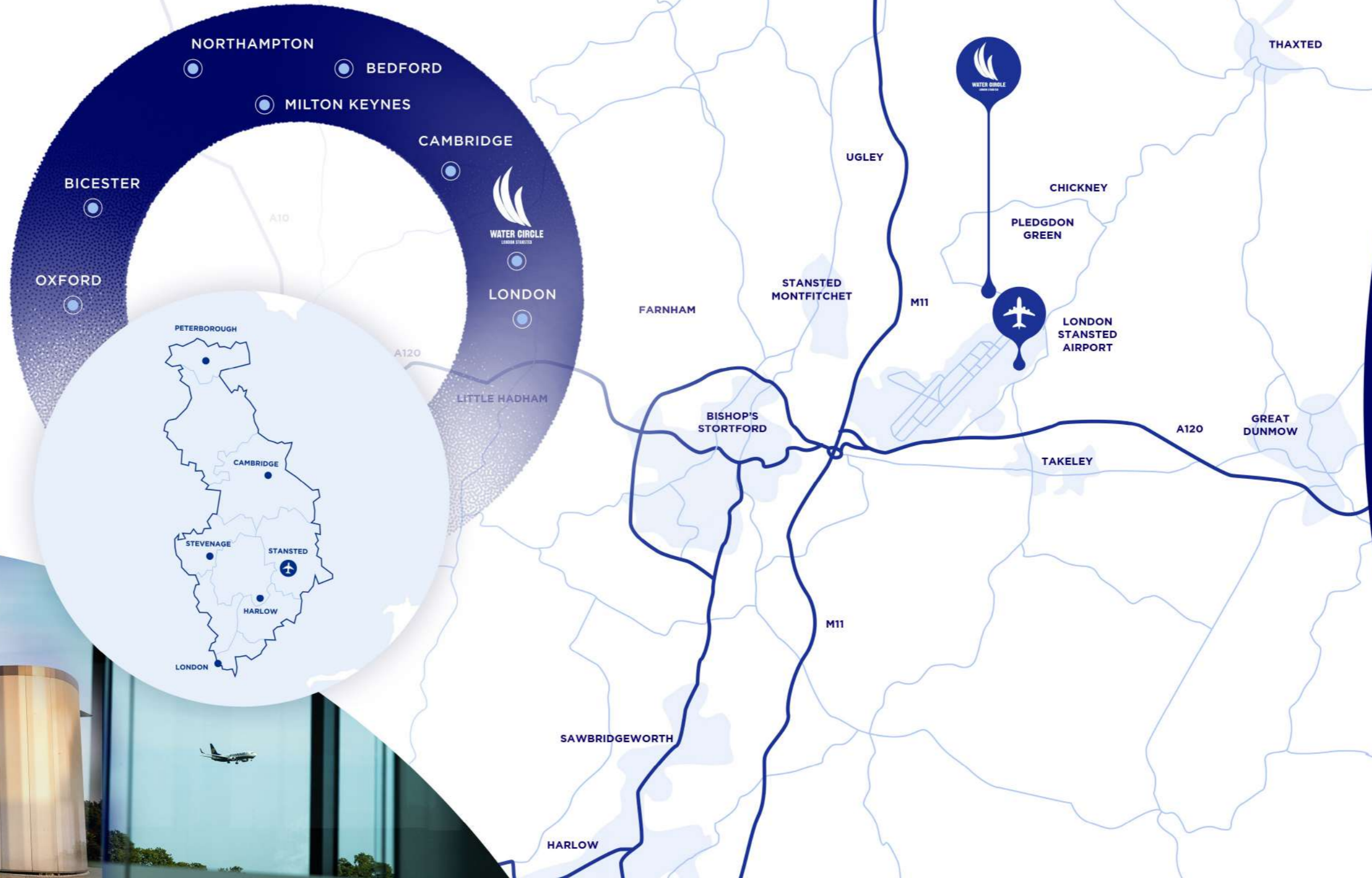
WATER  
CIRCLE



# LOCATION

- ONE OF THE CLOSEST GRADE A OFFICE PROPERTIES TO LONDON STANSTED AIRPORT
- FAST ACCESS TO MOTORWAY LINKS LEADING TO BOTH CAMBRIDGE AND LONDON.
- THE PROPERTY IS LOCATED IN THE CENTRE OF THE PIONEERING LONDON-STANSTED-CAMBRIDGE UK INNOVATION CORRIDOR.
- STRATEGICALLY POSITIONED WITHIN THE LIFE SCIENCE GOLDEN TRIANGLE (OXFORD, CAMBRIDGE, LONDON).

Strategically located within one of the UK's most desirable locations for science & technology and with unbeatable access to London Stanstead airport, 151A Watercircle offers a forward-thinking occupier the chance to occupy Grade A space that can be moulded to occupier needs. The location is perfect for growing companies who require unparalleled access to an airport and nearby motorways that lead to Cambridge and London.



## UNBEATABLE ADVERTISING

There is a lucrative opportunity for an occupier's logo to be displayed on the exterior of the building, that is clearly visible from a runway of the London Stansted airport. London Stansted Airport serves around 27 million passengers per year.

- Train - Stansted Airport**  
 5 minutes away by shuttle bus  
 - 29 minutes to Cambridge  
 - 47 minutes to London Liverpool St.  
 - 32 minutes to Tottenham Hale
- Airport - Stansted Airport**  
 5 minutes away by shuttle bus  
 - 27 million passengers PA  
 - Over 200 Destinations  
 - £600 million Transformation  
 - 2 Private Jet Terminals & Heliport
- Car - M11 Junction**  
 8 only 5 minutes away  
 - 36 minutes to Cambridge  
 - 42 minutes to Canary Wharf  
 - 32 minutes to Chelmsford
- National Express, Airport Bus Express, local shuttle bus**  
 - 7 minutes to Stansted Airport  
 - 80 minutes to London Liverpool St.  
 - 47 minutes to Cambridge

151A watercircle forms part of the wider Water Circle development, a mixed-use business park that will be key in the economic growth of the wider Stansted area.

# WATER CIRCLE



# 151A WATERCIRCLE

151A is located on the Watercircle Business Park, a 46.9 acre area of green space and office, industrial and laboratory buildings that is located next to London's third large airport, London Stansted.

The Business Park is home to a quality café that is within 151A as a separate unit, that delivers a variety of food and beverage options. The café serves all the occupiers based at the Watercircle Business Park.

There are many green trails open to the occupiers of the Watercircle Business Park to explore and are home to wildflower meadows.

## EXISTING OCCUPIERS

**HYTEK**  
Fuel Transfer Solutions

**MOLTON BROWN**  
LONDON

**Belcom**

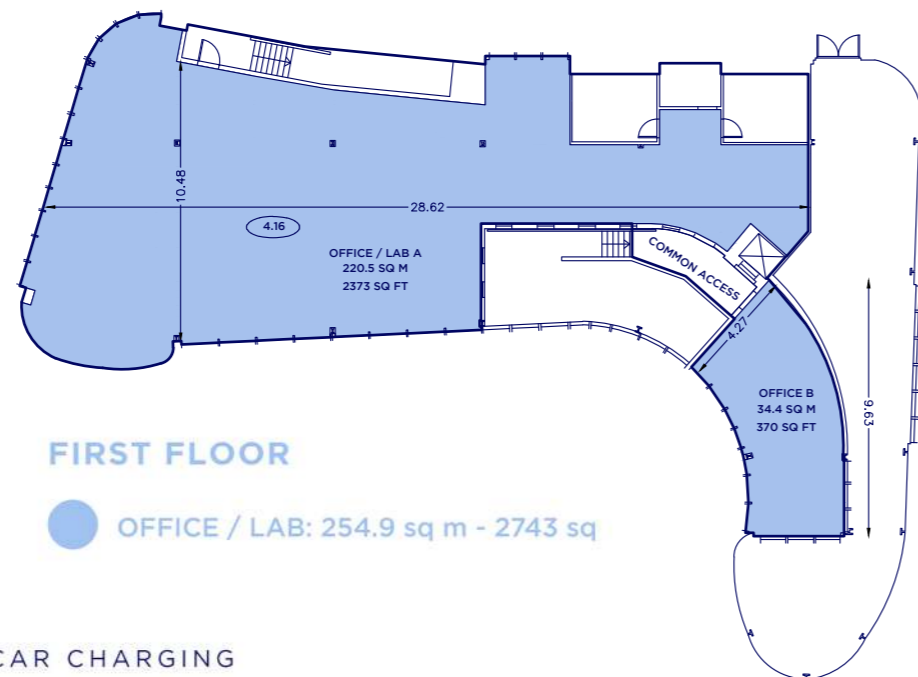
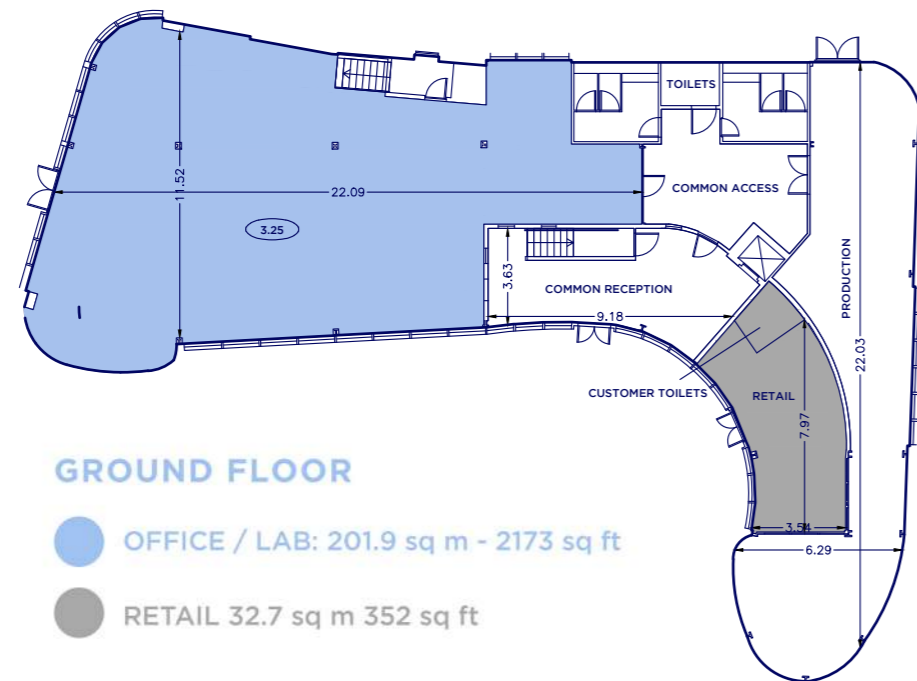
**WATER CIRCLE**





### PROPERTY DESCRIPTION

- EXPOSED SERVICES
- CARPETED THROUGHOUT
- PASSENGER LIFT
- FLOOR TO CEILING GLAZING
- RECEPTION
- RAISED FLOORING
- LED LIGHTING
- GLASS PARTITIONING
- AIR CONDITIONING
- CAR PARKING RATIO 1 : 293 SQ FT
- OVERFLOW CAR PARKING AVAILABLE
- HIGH SPEED FIBRE INTERNET AVAILABLE
- SUPERB CAR PARKING RATIO & EV ELECTRIC CAR CHARGING



# FLOOR PLANS



### DESCRIPTION

The space currently provides Grade A, premium office accommodation that has exposed services, natural ventilation and stylish strip lighting. Extensive glass panelling and a high floor to ceiling height throughout provides excellent natural light. The initial reception has been smartly fitted out, and access to the first floor is via a staircase or passenger lift.

The usable areas on each floor are large open plan offices, with the glass portioning creating board rooms and smaller meeting rooms that can also be used as private offices for individuals. There are also storage areas and a small kitchen.

A feasibility study has been completed that confirms 151A Watercircle can be converted into a laboratory, suitable for a range of scientific uses.

### BUSINESS RATES

We estimate that rateable value to be £11.24 per sq ft for 151A Watercircle, but an interested party should carry out their own investigation with the Local Authority.

### SERVICE CHARGE

The service charge for 151A Watercircle will be provided upon request.

New FRI lease terms to be agreed.

# WATER CIRCLE



### 151A WATERCIRCLE

Has access to the business parks own & exclusive water supply.



151A

## WATER CIRCLE

LONDON STARSTED

WATER CAFE  
by Greek Street →

THE TRAIL →

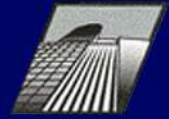




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