



KAO ONE

Third floor office suite offering 13,400 – 29,050 sq ft of fully refurbished, Grade A accommodation, in the heart of the influential London-Stansted-Cambridge corridor.

Where business meets innovation



High-spec space

Kao One acts as the headquarters for Raytheon and Arrow, demonstrating the appeal of the location.

The building sits within its own demise with dedicated parking, hard and soft landscaping, cycle parking, shower and changing facilities and a managed reception. The floor is also served by good lifts and service yard.

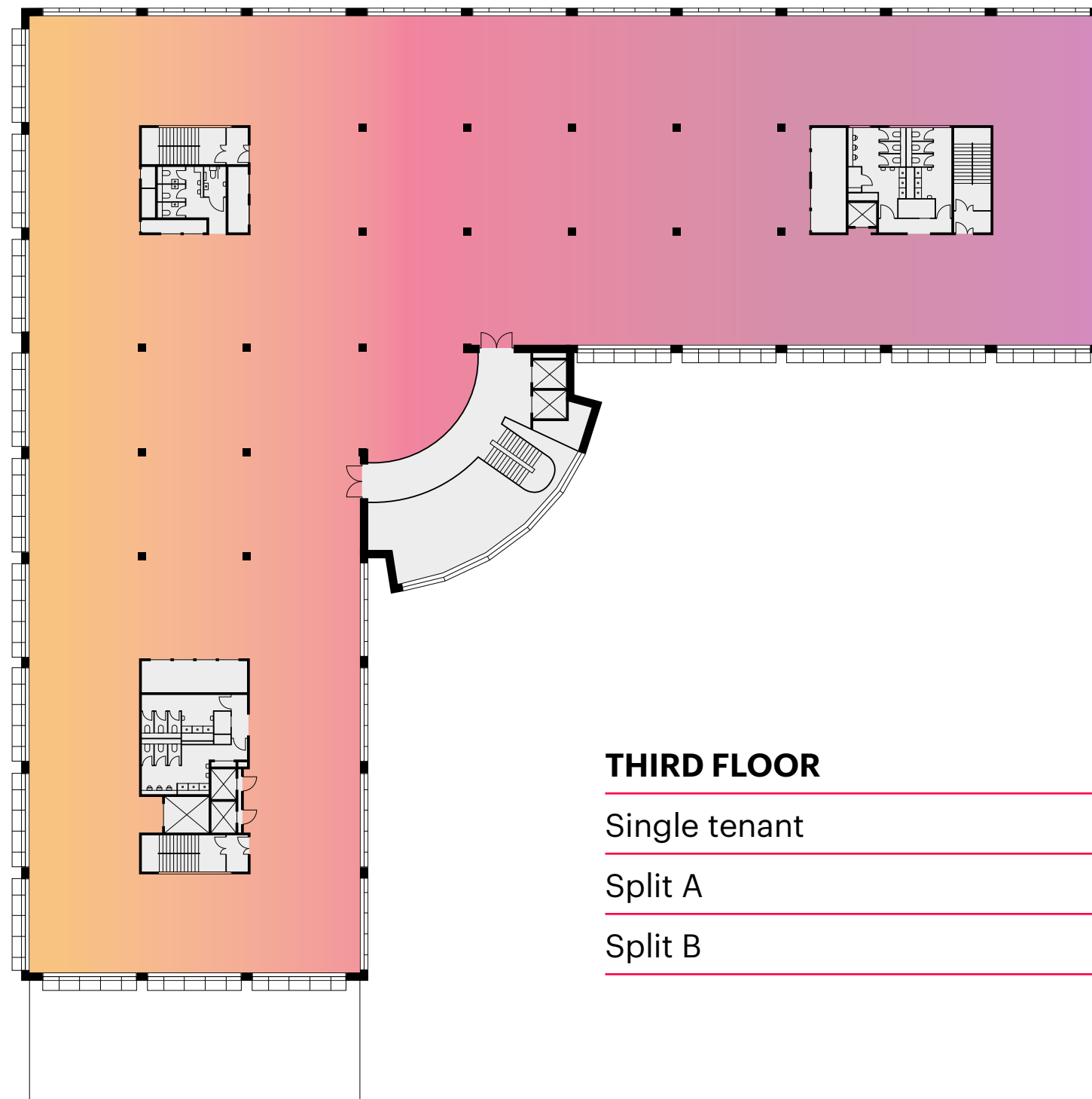
The third floor office suite has Grade A, fully refurbished accommodation available from 13,400 to 29,050 sq ft.



Accommodation

Kao One has highly-specified accommodation, with raised floors, suspended ceilings, and a full height reception incorporating a feature staircase.

The third floor is now available for occupancy for either a single tenant, or can be split to accommodate two occupiers. It will be refitted internally with new ceilings, lighting, decoration and floor coverings.



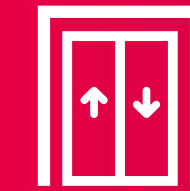
THIRD FLOOR	SQ M	SQ FT
Single tenant	2,699	29,050
Split A	1,245	13,400
Split B	1,454	15,650



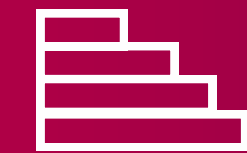
Cafe / amenity offering



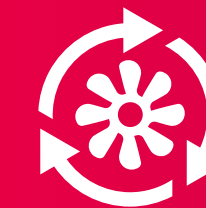
Quadruple height entrance foyer and reception space with a feature staircase



5 DDA compliant passenger lifts and goods hoist



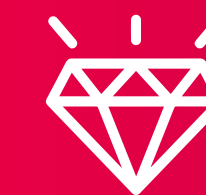
Anticipated EPC B rating



VAV heating and cooling system



Ground floor shower and changing facilities



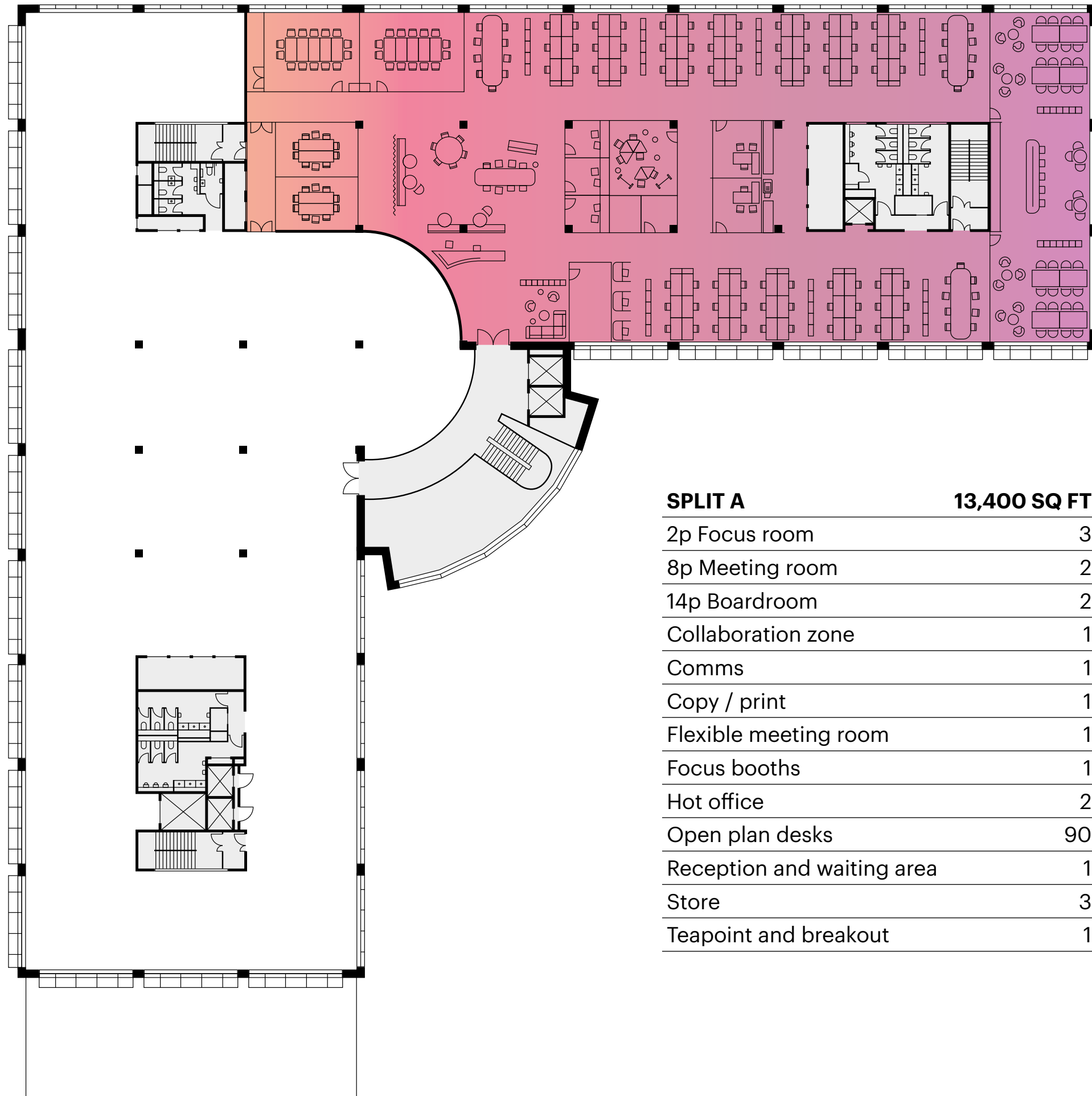
New CAT A fit out to suit tenants' requirements



92 car parking spaces for 3rd floor, providing an attractive ratio of 1:338

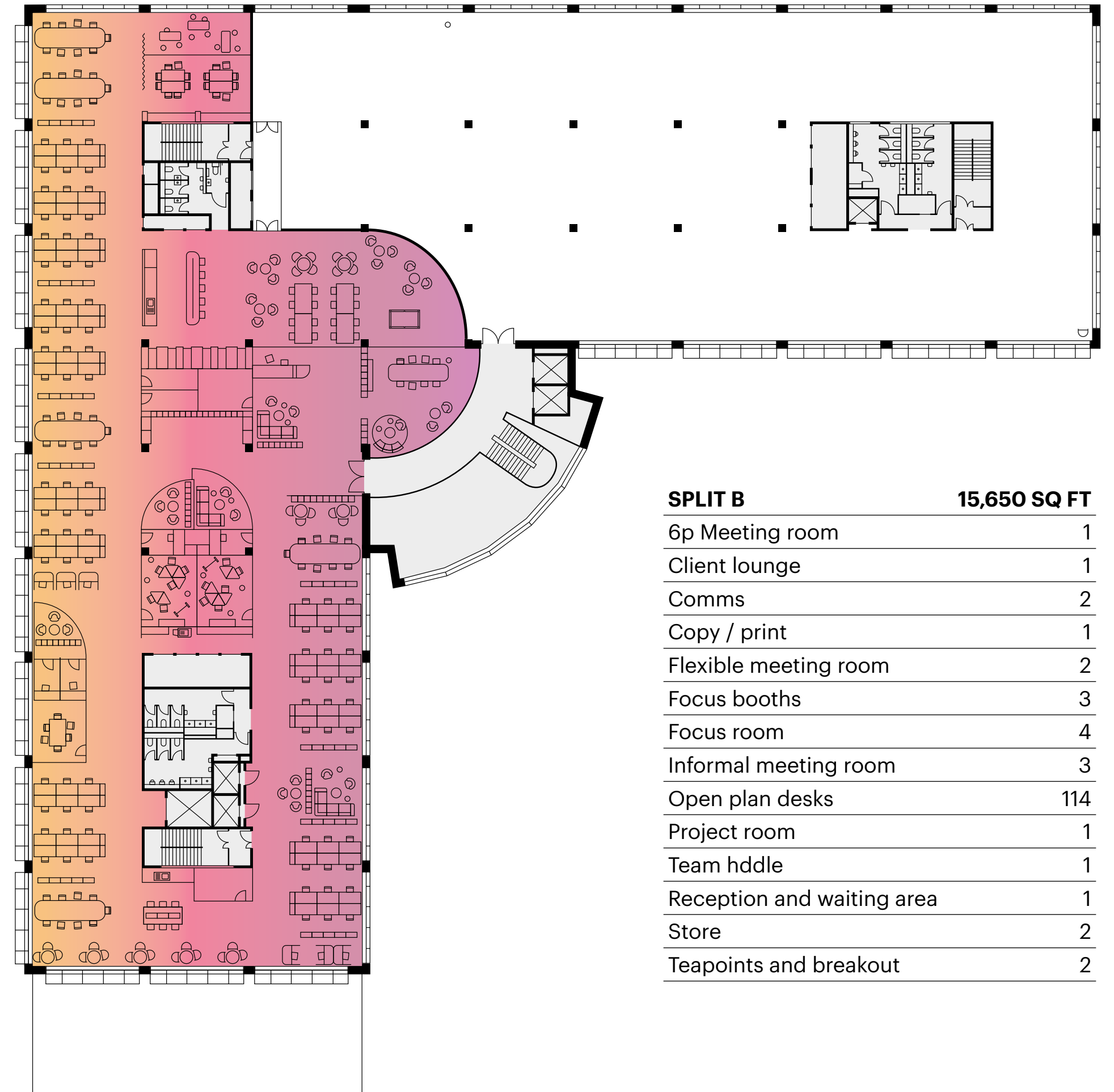
Space plans

Split A – 13,400 sq ft / 1,245 sq m



SPLIT A	13,400 SQ FT
2p Focus room	3
8p Meeting room	2
14p Boardroom	2
Collaboration zone	1
Comms	1
Copy / print	1
Flexible meeting room	1
Focus booths	1
Hot office	2
Open plan desks	90
Reception and waiting area	1
Store	3
Teapoint and breakout	1

Split B – 15,650 sq ft / 1,454 sq m



SPLIT B	15,650 SQ FT
6p Meeting room	1
Client lounge	1
Comms	2
Copy / print	1
Flexible meeting room	2
Focus booths	3
Focus room	4
Informal meeting room	3
Open plan desks	114
Project room	1
Team huddle	1
Reception and waiting area	1
Store	2
Teapoints and breakout	2

Single tenant



FULL FLOOR 29,050 SQ FT

2p Focus room	2
2p Meeting pod	2
4p Meeting booths	1
4p Meeting room	2
6p Meeting room	4
14p Boardroom	2
Comms	2
Copy / print	3
Flexible meeting room	2
Focus booths	3
Focus room	5
Hot office	2

Informal meeting room	5
Team huddle	2
Open plan desks	162
Town hall	1
Post room	1
First aid / Mothers room	1
Prayer room	1
Reception and waiting area	1
Store	3
Teapoints	2
Breakout	1

Open floors and green spaces



CGI of potential CAT B fit out





CGI of potential CAT B fit out



At the centre of scientific excellence

Kao Park is founded on entrepreneurial spirit, with a long history of scientific and technological breakthrough.

In 1966 Charles Kao and George Hockman invented the fibre optic cable. This changed the world of optical communications and paved the way for a host of modern innovations, including broadband Internet.

Today, the Park upholds its pioneering legacy by maintaining a world-class tenant line-up adjacent to Kao Data, the UK's largest data centre campus, and Harlow Innovation Park.



Well connected

Uniquely positioned in one of the UK's most Innovative and best connected areas.

Just 13 miles from London Stansted, Harlow has excellent connections by road, rail and air.

Based in Harlow, one of London's New Towns on the Essex Hertfordshire Border. The town is poised for huge growth with 23,000 new homes planned as part of the Harlow and Gilston Garden Town.

Within walking distance of the park there is a Tesco supermarket, Co-op, Premier Inn, independent café and the local Potters Arms cookhouse. Harlow Innovation Park next door also has a new café coming soon.

Air


LONDON
STANSTED
13 miles




LONDON
CITY
22 miles




HEATHROW
41miles

Rail


TOTTENHAM
HALE
17 mins




STANSTED
AIRPORT
17 mins




LONDON
LIVERPOOL
STREET
27 mins




CAMBRIDGE
41 mins

Road


HARLOW MILL
STATION
2.5 miles





M25 (J7)
2.5 miles




HARLOW
STATION
3.3 miles




M25 (J27)
13 miles




CAMBRIDGE
20 miles




CHELMSFORD
21 miles




LONDON
26 miles

Innovation corridor

The park benefits from its location in the heart of the London-Cambridge-Stansted Innovation Corridor, a centre of scientific excellence with a focus on the Life Sciences and technology sectors.

The Innovation Corridor is seen as a leading location for European and UK headquarters outside London and the Western Corridor. Its advantages include competitive costs, access to markets and global connectivity. Within the corridor, world-class businesses, universities and R&D centres converge creating an unmatched ecosystem.

Kao One's macro and micro location lends itself to future alternative use as an innovation/life science facility with a number of Life Sciences, technology, cyber and defence companies which will be attracted to the Park's location, security and enterprise zone.



1 in 5 professionals in the corridor work in the knowledge economy



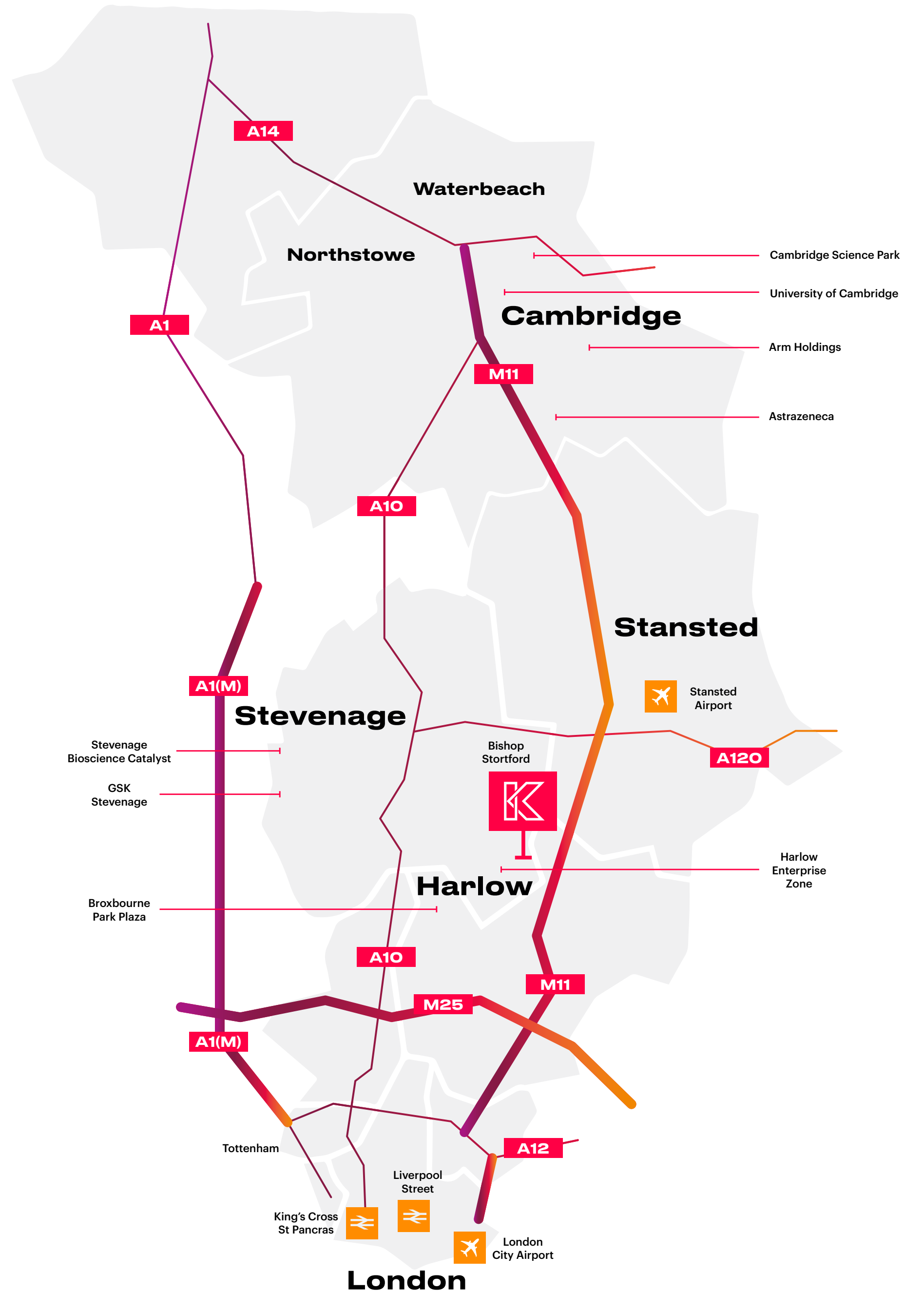
12.5% greater productivity than the UK average



Over 2.1 million jobs in the corridor fosters highly skilled roles



37 life sciences research institutes, and 1,400 life sciences businesses





KAO ONE

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