A COLLABORATIVE COMMUNITY FOR PROGRESSIVE THINKERS

NEW SPECULATIVE OFFICE BUILDING OPPORTUNITIES FROM 2,500 SQ FT TO 30,000 SQ FT
Nexus is a new Grade ‘A’ office building at the heart of Harlow Science Park focusing on flexible, collaborative working and amenities.

An environment to include a community hub, café, gym, 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.
AT THE HEART OF HARLOW SCIENCE PARK, NEXUS IS THE REGION’S PREMIUM OFFICE SPACE.

Designed to create an exceptional working environment Nexus offers cutting edge office space and a bespoke on-site cafe.
A VIBRANT AND EXCITING SPACE FOR BUSINESSES TO COLLABORATE AND GROW.

COLLABORATIVE WORKSPACES

Common Areas
- Grade ‘A’ specification
- Targeting BREEAM ‘Excellent’
- Two passenger lifts
- Shower & changing facilities
- Spacious and modern reception area
- Male / female toilets on each floor
- Full fibre ultrafast broadband with a flexible choice of existing on-site providers with fast set up

Externally
- Full height glazing to all floors
- External landscaping
- 44 on-site cycle storage
- 79 car parking spaces

ACCOMMODATION SCHEDULE

<table>
<thead>
<tr>
<th>Floor</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>9,635 sq ft (895 sq m)</td>
</tr>
<tr>
<td>First Floor</td>
<td>10,083 sq ft (937 sq m)</td>
</tr>
<tr>
<td>Second Floor</td>
<td>10,083 sq ft (937 sq m)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>29,800 sq ft (2,769 sq m)</strong></td>
</tr>
</tbody>
</table>
NEXUS IS PART OF ZONE 2
7.21 ACRES (2.92 HECTARES) OF GRADE ‘A’ COLLABORATIVE WORK AND AMENITY SPACE TOTALLING 159,569 SQ FT (14,824 SQ M)
HUB SPACE
COFFEE BAR
RECEPTION
OPEN PLAN OFFICE SPACE
BREAKOUT KITCHEN
QUIET ROOM
QUIET ROOM
QUIET ROOM
ONE PERSON / FIVE PERSON / ZERO PERSON MEETING ROOM
THREE PERSON X MEETING ROOMS
2,500 sq ft to 30,000 sq ft over three floors
Floor to ceiling heights 2.75m
Suspended metal pan ceiling tiles
Recessed LED lighting
Raised floors and skirting
Open plan configuration
VRF cooling and heating systems
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

HELLOHARLOW.CO.UK