

72% PRE-LET

# KAOPARK

HARLOW

Refurbished offices  
5,000 sq ft up to 53,313 sq ft

CONNECTING BUSINESS WITH INNOVATION\_



# WHERE BUSINESS MEETS INNOVATION

The worlds of innovation and business converge at Kao Park, a newly redeveloped science and technology hub in the heart of the United Kingdom's influential London-Stansted-Cambridge corridor.

Located in the Harlow Enterprise Zone in Essex, Kao Park combines Grade A office accommodation and a state-of-the-art data centre

to create a unique proposition for occupiers seeking a next generation campus.

With a long history of scientific and technological breakthroughs, including the momentous discovery of fibre optic cable, the site is the perfect location for any business looking to place itself firmly at the forefront of innovation.

# THE HOME OF DISCOVERY

The site now known as Kao Park has long been synonymous with discovery. As far back as the 1940s it was used by Alec Reeves' as the birthplace of his wartime navigation system OBOE, whilst for many years it was home to the main research laboratory of UK telecoms pioneer Standard Telephones and Cables Company.

During that period, the site also witnessed one of the most significant technological breakthroughs of the post-war era. Sir Charles Kao and George Hockham's invention of fibre optic cable in 1966 changed the world of optical communications forever and paved the way for a host of modern innovations, including broadband Internet. This discovery was so significant that Kao was awarded the Nobel Prize for Physics in 2009.

Following the acquisition of Standard Telephones and Cables Company in 1991, the site became part of Bell Northern Research, the primary science and technology hub for industry giant Northern Telecom (later known as Nortel). It remained under their ownership until the company was broken up and sold in 2009.

Today the site's new development managers Goldacre are determined to continue that pioneering legacy, right down to the immortalisation of Kao's incredible achievements in the campus' new name. This, combined with Kao Park's state-of-the-art data centre located adjacent, is already attracting some of the world's foremost science and technology innovators.

As a result, Kao Park's position as the UK's home of discovery is assured for many years to come.

**1959**

Standard Telecommunications Laboratories (SLC), the research arm of telecoms giant Standard Telephones and Cables Company, becomes the site's first commercial occupier.



**1940-1945**

Telecommunications Research Establishment, Alec Reeves invents OBOE, a wartime navigation system offering pinpoint accuracy to within 50 yards and resistance to enemy jamming.



**1966**

Charles Kao and George Hockham discover how to transmit light over long distances via optical glass fibres, inventing fibre optic cable and heralding a new wave of modern innovation.



**1991**

Standard Telephones and Cables Company is bought by Northern Telecom (later known as Nortel) and the site's laboratories become the home of Bell Northern Research.

**2014**

Work commences at former Nortel head offices on the 20-acre site.



**2009**

The Honourable Sir Charles Kuen Kao is jointly awarded the Nobel Prize in Physics.



**2017**

Kao Park re-opens its doors as a next generation science and technology hub in the heart of the influential London-Stansted-Cambridge corridor.



## AT THE HEART OF THE HARLOW ENTERPRISE ZONE



**Conveniently located just 45 kilometres (28 miles) north of Central London and 61 kilometres (38 miles) south of Cambridge, it is easy to see why Harlow is already home to some of the world's leading companies including Pearson, Teva Pharmaceutical Industries and Raytheon.**

Strategically positioned in the town's burgeoning Enterprise Zone of 51ha (one of 24 designated government investment zones across the country), Kao Park sits at the heart of Harlow's newest generation of science and technology innovators enjoying:

- A Simplified Planning Regime via an LDO
- Attractive Business Rate Discounts
- Superfast Broadband Supply

A premier business location with rail and road access to London, Cambridge and Stansted Airport, the EZ's two sites—London Road North and South offer development opportunities for Technology and Life Science.

Kao Park will be the first part of the Harlow Enterprise Zone to be delivered and will not only provide a total of 215,000 sq ft of flexible office space refurbished to a Grade A standard, but also benefit from an adjacent state-of-the-art data centre that will blend business with hyper-connectivity.



London Road South; 20,000 square metres of 'Grade A' office space as well as a Data Centre development.



London Road North; Development partner being selected for 14 hectare greenfield site with a focus w the Med Tech, Life Science and ICT sectors.

2015

Enabling works completion and site refurbishment commencement

2016

Kao One fully refurbished and Let

2017

Kao Two fully refurbished and ready for occupancy



## THE FUTURE OF CONNECTIVITY

Kao Park brings together the two key elements of the 21st century working environment, Grade A office space and market leading data storage. Kao Park's new state-of-the-art data centre is strategically located within close proximity of both Cambridge and London, which means that it offers a rare combination of hyper-connectivity and flexibility of scale that is unrivalled by other providers.

One of the largest facilities of its kind outside of the United States of America, the Kao Park data centre will provide occupiers with secure resilient solutions due to its high level of synchronicity when it comes on stream in 2017. This means that Kao Park supports technological innovation and scientific discovery in a way that few other business parks can offer. The Kao Park data centre builds on the UK's reputation as Europe's leading data processing hub due to its resilience, high international Internet bandwidth capacity and political stability. It is also the cornerstone of the park's commitment to giving ICT, MedTech and Advanced Manufacturing businesses an edge over their domestic and international competitors.

And in a globalised world where connectivity is key, that has never been more important.

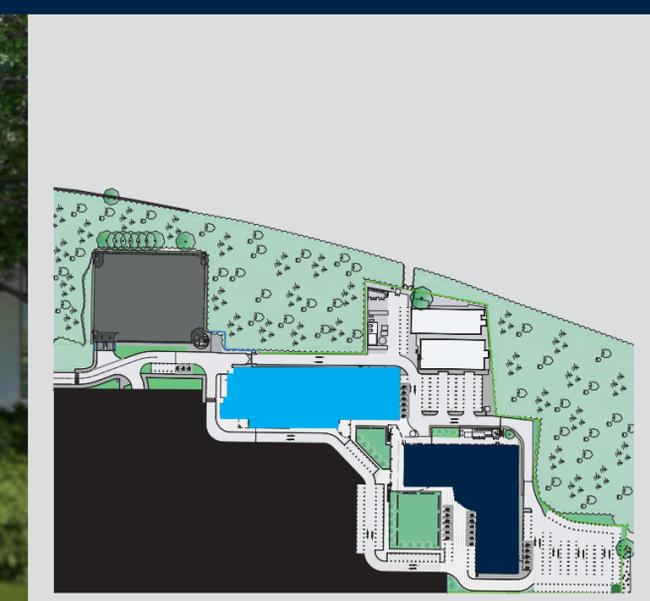
KAO TWO

KAO ONE



## THE PARK

Kao Park comprises of two buildings (Kao One and Kao Two) with net internal areas of 110,652ft<sup>2</sup> and 81,536ft<sup>2</sup> respectively. Kao One dates from 2002 and Kao Two dates from 1998. In addition there is a multi storey car park offering 786 spaces to office occupiers on the Park. The building were formally part of Nortel network's European R&D Headquarters are now occupied by Raytheon, Arrow Electronics and Pearson currently.



**LET TO** Raytheon and Arrow Electronics

## SPECIFICATION

### KAO ONE

A 4-storey office building offering 110,652 sq ft of state-of-the-art accommodation, Kao One has been designed to be occupied either as a single letting, on a floor by floor or on a wing by wing basis.

The building sits within its own demise with dedicated parking, hard and soft landscaping, and cycle parking in the vicinity. Within the wider Kao Park, Kao One and Two will benefit from both grade level and deck car parking totalling 786 spaces.

Kao Park has its own dedicated access off London Road and shares a boundary and security management regime with a new Data Centre Campus. The park will benefit from a site wide CCTV system.

- Sustainable design
- Quadruple height entrance foyer and reception space with two DDA compliant passenger lifts and feature staircase
- 3 further DDA compliant passenger lifts, stairs and goods hoist
- High quality porcelain ceramic tiles, modern finishes and seating, feature LV lights, and revolving entrance doors in reception
- VAV heating and cooling system

- Metal encapsulated raised flooring throughout all of the offices
- Mineral fibre accessible tiled suspended ceilings to all office areas
- Recessed or semi-recessed office lighting with high efficiency fluorescent lamps and high frequency control gear
- Automatic lighting control system throughout office areas
- Male and female WCS on each floor, including disabled toilet facilities
- Ground floor shower and changing facility for all tenants within the building with a dedicated staff security access control system
- High quality finishes throughout
- Comprehensive site wide landscaping
- 786 car parking spaces (shared with Kao Two)

**SECOND FLOOR LET TO PEARSON**

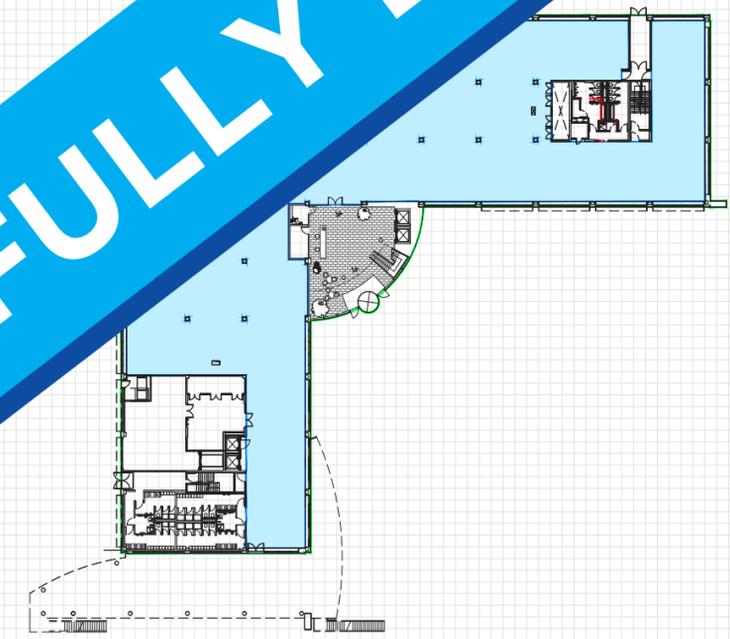


### KAO TWO

A Grade A office building offering 5,000 sq ft up to 53,313 sq ft arranged over ground and first floors, Kao Two has been designed to be occupied on a floor by floor basis.

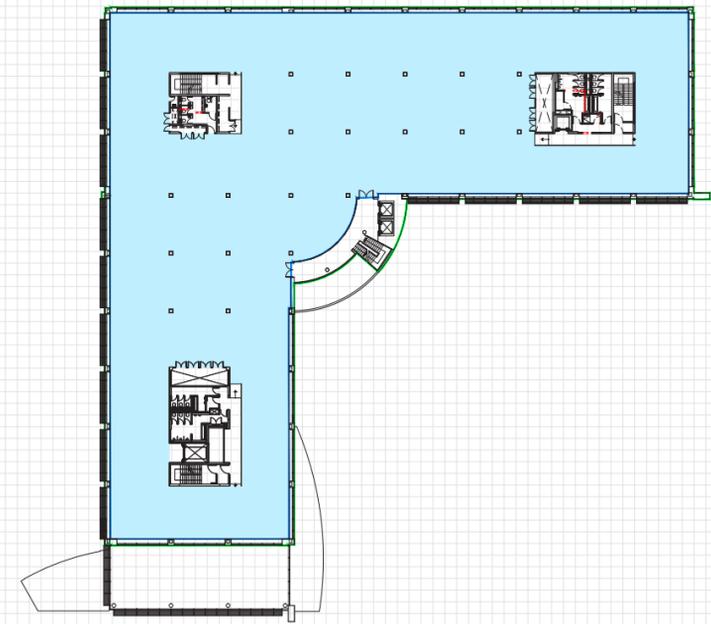
The building benefits from excellent access and car parking arrangements. The park will benefit from a site wide CCTV system.

- Sustainable design
- All floors served by a DDA compliant stair and DDA compliant lifts
- Tiled and carpeted reception area with full height glass partition to rear of reception desk and reception tea point
- VRF heating and cooling system
- Metal encapsulated raised flooring throughout all of the offices
- Mineral fibre accessible tiled suspended ceilings to all office areas
- Recessed modular office lighting supplemented with perimeter downlights
- Presence detection lighting control throughout office areas
- Male and female WCS on each floor, including disabled toilet facilities
- Comprehensive site wide landscaping
- 786 car parking spaces (shared with Kao One)



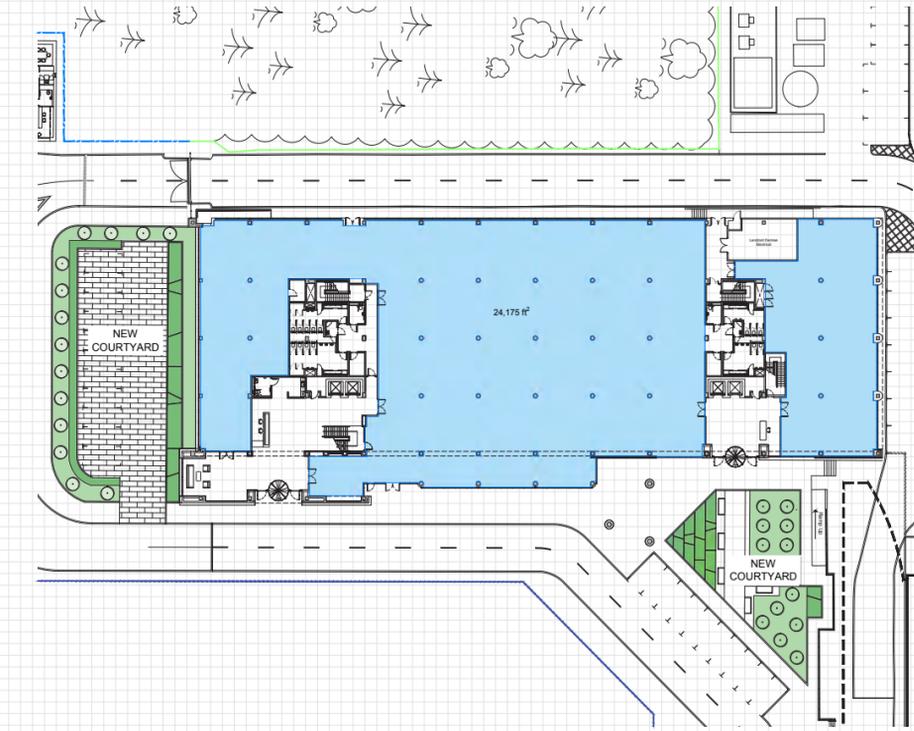
GROUND FLOOR

SPACE	SIZE (FT <sup>2</sup> )	SIZE (M <sup>2</sup> )
KAO ONE (V) GROUND FLOOR	LET TO RAYTHEON	



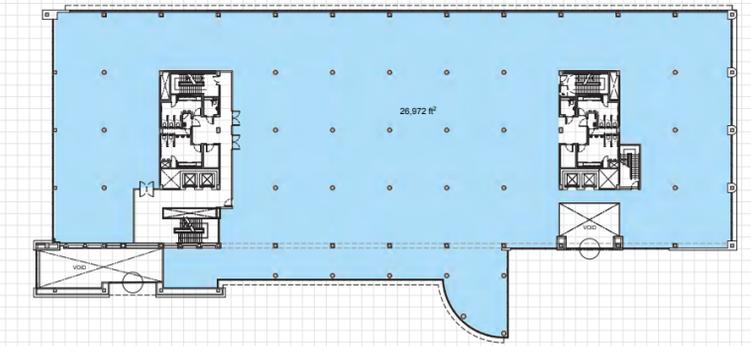
TYPICAL UPPER FLOOR

SPACE	SIZE (FT <sup>2</sup> )	SIZE (M <sup>2</sup> )
KAO ONE (V) FIRST FLOOR	LET TO RAYTHEON	
KAO ONE (V) SECOND FLOOR	LET TO ARROW ELECTRONICS	
KAO ONE (V) THIRD FLOOR	LET TO ARROW ELECTRONICS	



GROUND FLOOR

SPACE	SIZE (FT <sup>2</sup> )	SIZE (M <sup>2</sup> )
KAO TWO (M) GROUND FLOOR	24,972	2,319



TYPICAL UPPER FLOOR

SPACE	SIZE (FT <sup>2</sup> )	SIZE (M <sup>2</sup> )
KAO TWO (M) FIRST FLOOR	28,341	2,632
KAO TWO (M) SECOND FLOOR	LET TO PEARSON	

Areas are approximate and relate to the likely areas of the building at the current stage of the design.

## OFFICE SPACE FOR CREATIVE THINKING

Open, dynamic workspaces underpinned by fibre technology have transformed workplaces into hubs of innovation. Unconstrained by needless division and formality and the constraints they bring, Kao Park will offer an environment conducive to a positive work-life balance and above all the pursuit of pioneering innovation aiding your workforce to become contributors to the legacy of Kao Park.



## LOCATION HARLOW

A new town with an Old Town core conveniently situated in the London-Cambridge-Stansted Corridor, with all three locations accessible in under an hour, Harlow is the optimal choice for a business seeking to locate north of the M25.

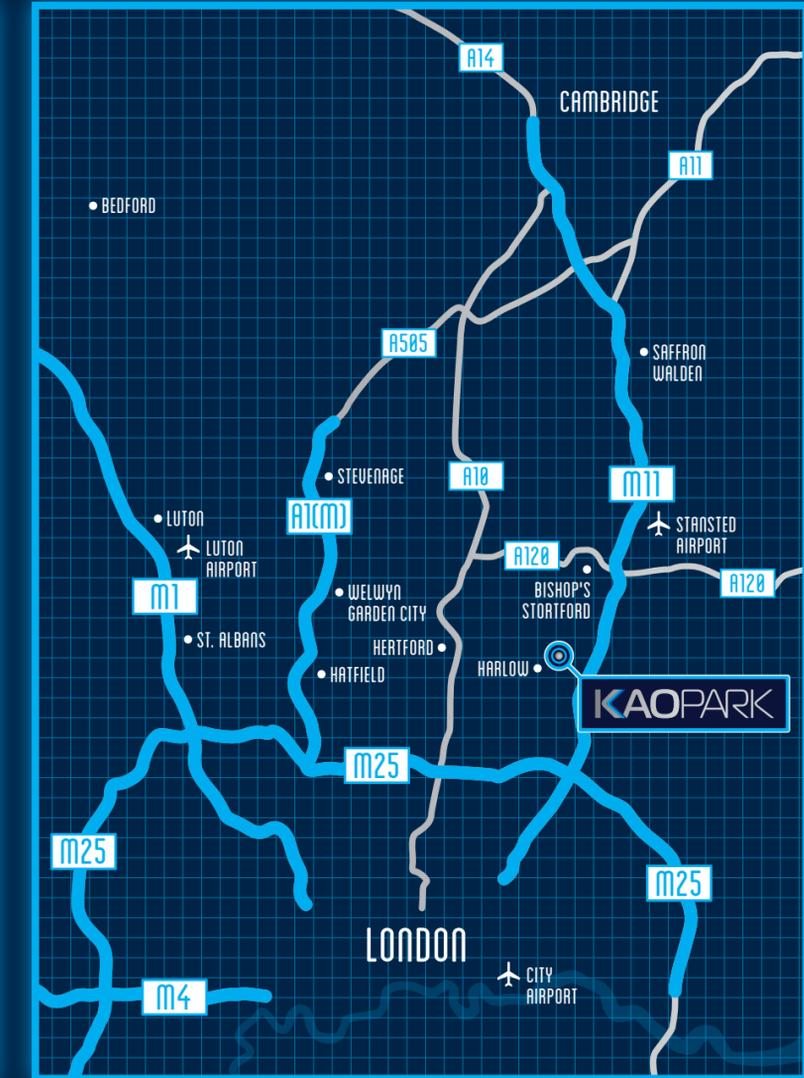
As an employment centre on the London commuter belt, the town offers the community-feel with strong travel links by road, air and rail. Over a third of the borough is parkland with Lea Valley Country Park easily accessible, Harlow offers both rural tranquillity and urban amenities such as a Leisure Zone, retail and dining experiences.

The corridor offers a large, culturally diverse, and highly educated workforce. Almost 40% are qualified to degree level or above and substantial investment has gone into the educational and public infrastructure. With plentiful affordable housing for which the town is known for Harlow offers businesses the chance to locate in the town with UK's highest business growth rate.



## CAMBRIDGE TO LONDON CORRIDOR

THE CORRIDOR OFFERS A LARGE, CULTURALLY DIVERSE, AND HIGHLY EDUCATED WORKFORCE



**BY ROAD AND BY RAIL**  
WELL CONNECTED



**DATA CENTRE**

Building on its tradition of innovation and new technology, development on the Harlow Enterprise Zone site also comprises the creation of a Data Centre campus adjacent to the business park.

Kao Data is situated on a 15-acre campus, consisting of 32,000 sqm of gross space divided across 4 freestanding buildings. Kao Data aims to deliver flexibility to respond to client and market requirements and will offer independent and world class data capacity for local, national and international companies. Benefitting from highly resilient power and diverse communications, Kao Data lives up to its history as the birthplace of fibre optics.

At the heart of the UK's life sciences industry, but still with low latency to the City of London, Kao Data has the scale and location to meet 21st century data centre requirements.

For more information please visit [www.kaodata.com](http://www.kaodata.com) or contact the agents below.

**Jan Daan Luycks** - Managing Director

**Europe** - Mark Trevor



**US** - (Jason) Everett Thompson



## DEVELOPMENT TEAM

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# KAOPARK.COM

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GOLDACRE  
VENTURES



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