AVAILABLE Q1 2027

Q-Unit

Where Innovation Thrives:
12,421 - 59,352 sq ft of hi-tech,
manufacturing accommodation.

Maypole Boulevard | Harlow | CM17 9LX

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shared.unit.vent

Innovate.
Achieve.
Inspire.

Identity is a a new business hub, providing innovative accommodation for science, technology, research, manufacturing and advanced manufacturing. Identity is located on Harlow Innovation Park, situated at the centre of the UK Innovation Corridor, which stretches from London to Cambridge.

This area is known for its excellence in scientific research, life sciences, digital ICT, industrial manufacturing and advanced manufacturing. This forward-thinking development fosters a collaborative and progressive sci-tech community, offering unparalleled business opportunities to innovate and grow.

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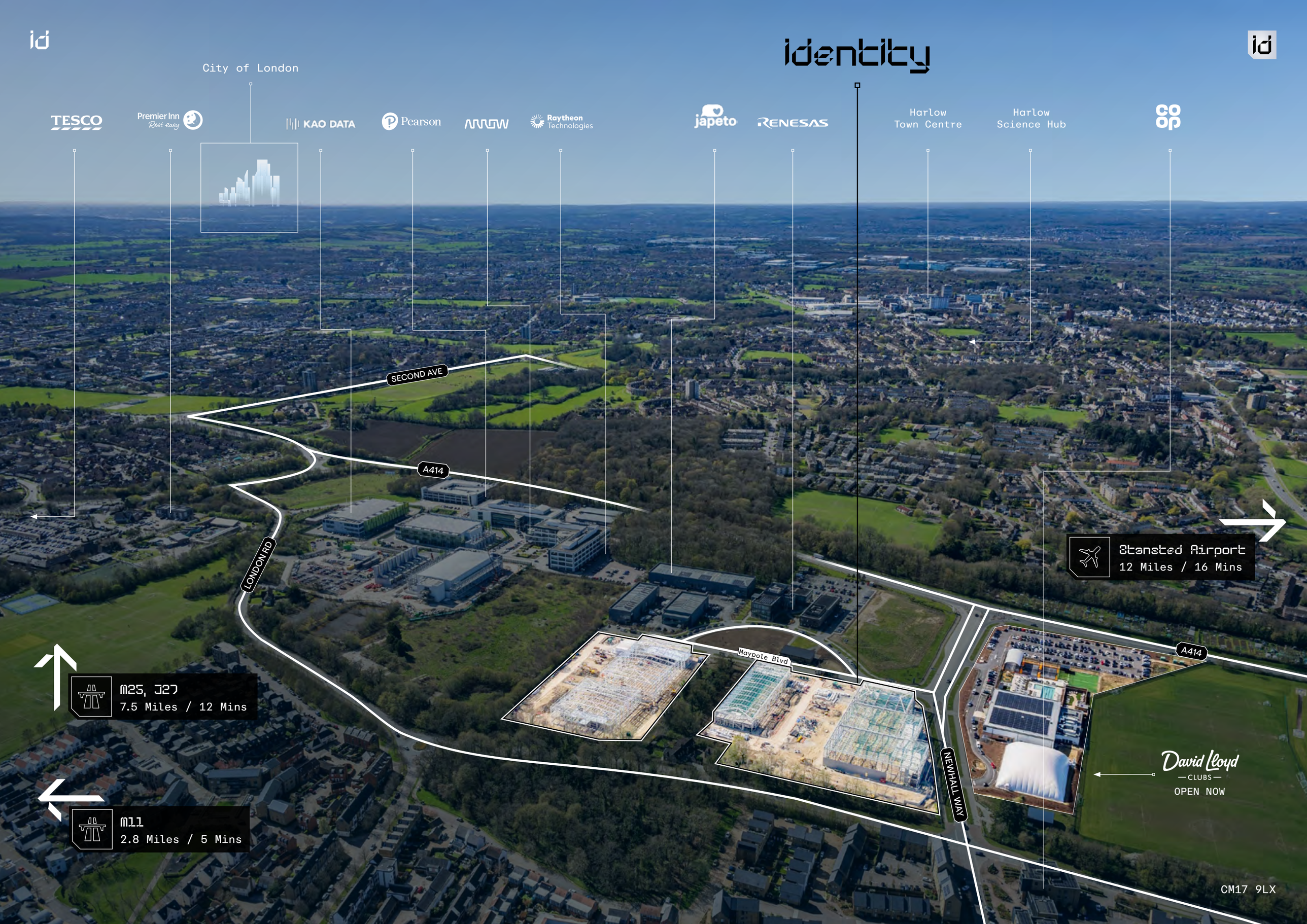
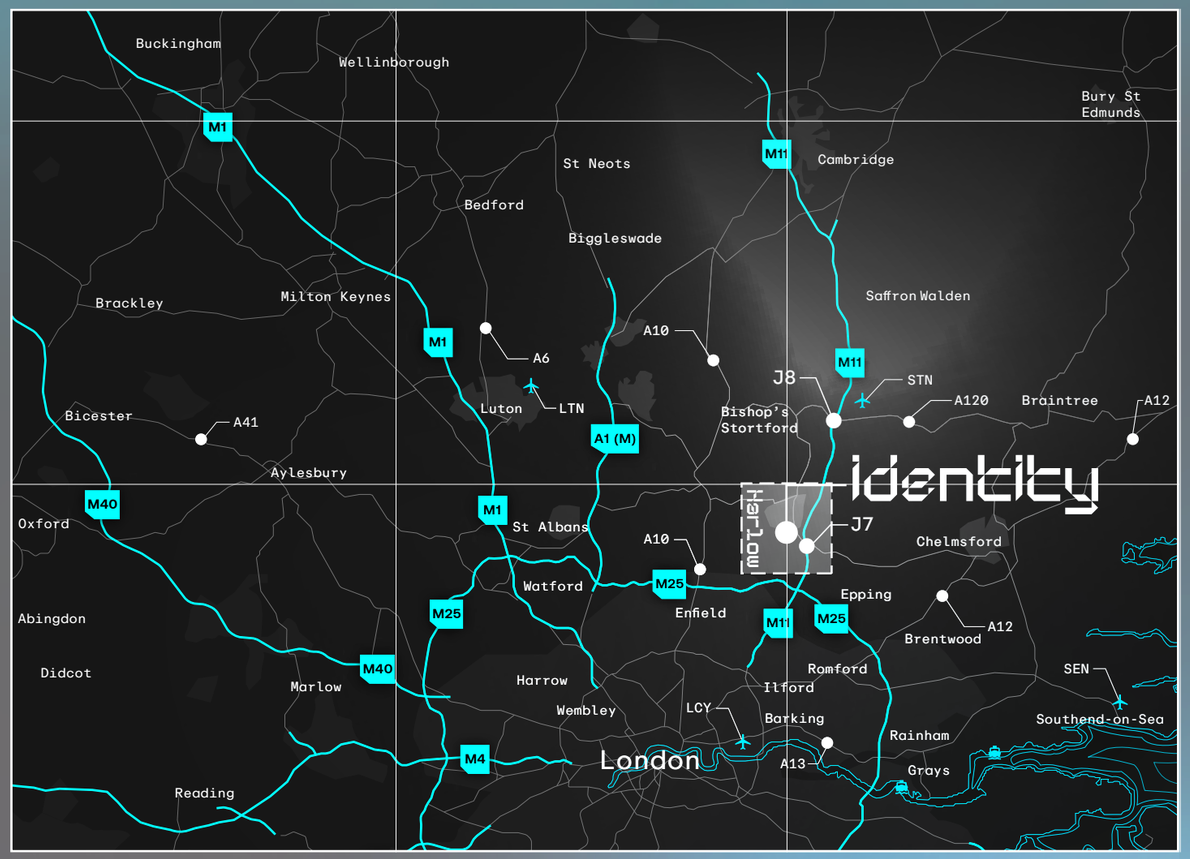
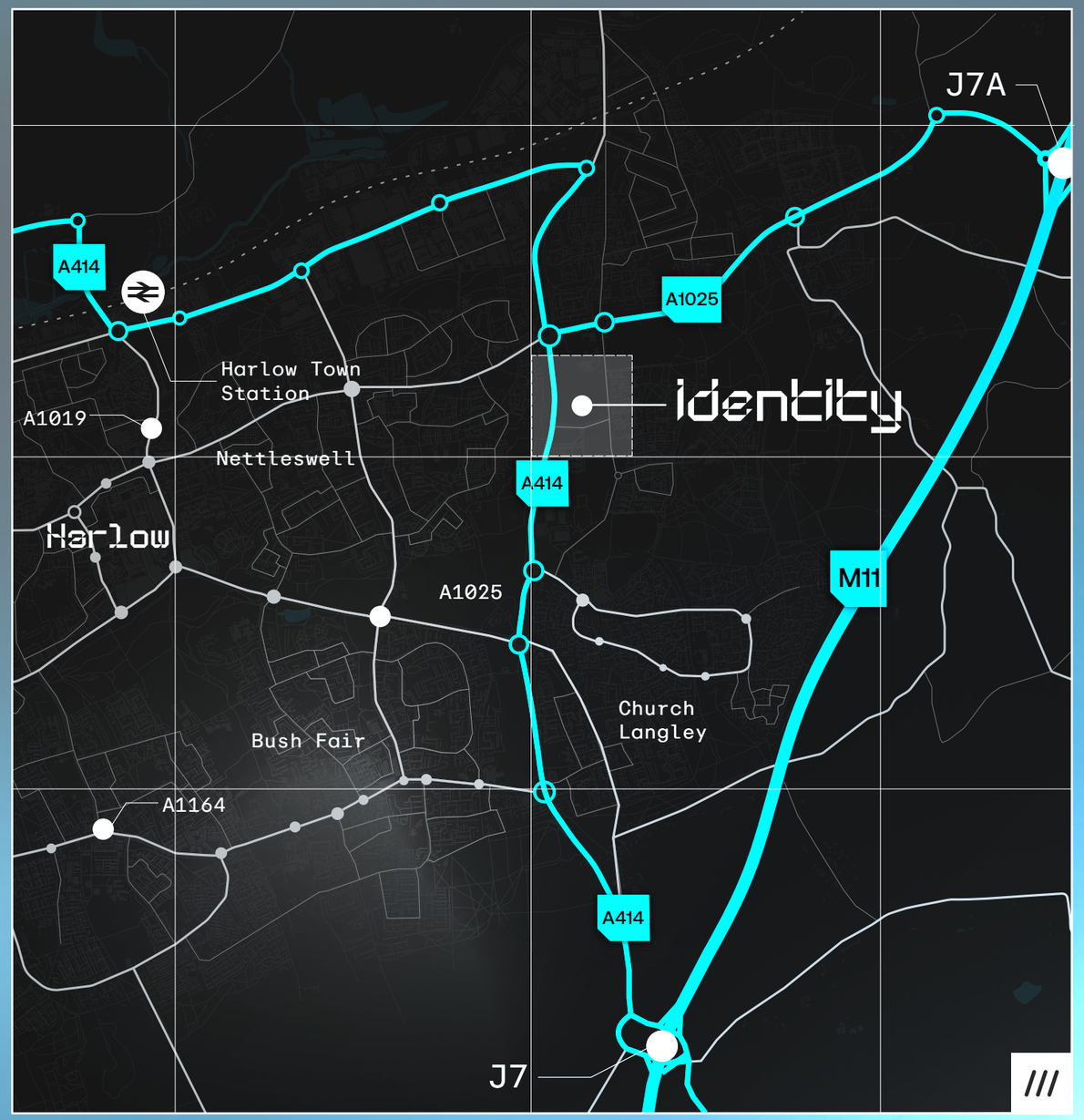

id
identity
id
City of London
TESCO
Premier Inn
Rest easy
KAO DATA
Pearson
ARROW
Raytheon Technologies
japeto
RENESAS
Harlow Town Centre
Harlow Science Hub
co op
SECOND AVE
A414
LONDON RD
Maypole Blvd
NEWHALL WAY
A414
Stansted Airport
12 Miles / 16 Mins
M25, J27
7.5 Miles / 12 Mins
M11
2.8 Miles / 5 Mins
David Lloyd
CLUBS
OPEN NOW
CM17 9LX





Connection Identified.

Location	Time	Distance
Cambridge	35 Mins	36 Miles
London	50 Mins	29 Miles
Milton Keynes	1hr 19 Mins	64 Miles
Oxford	1hr 52 Mins	81 Miles

Motorway	Time	Distance
M11 J7	6 Mins	2 Miles
M11 J7A	7 Mins	4 Miles
M25 J27	11 Mins	9 Miles

Air	Time	Distance
Stansted Airport	16 Mins	12 Miles
Luton Airport	50 Mins	30 Miles
Heathrow Airport	1hr 5 Mins	54 Miles

Rail	Journey Time
Harlow Town Station	7 Mins
London Liverpool Street	30 Mins
Cambridge	39 Mins

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Evolving Spaces for Evolving Needs.

Identity delivers world-class environments that support productivity and growth. The development provide high quality space across a range of unit sizes, ensuring flexible options to meet unique business needs. Each unit offers cutting-edge spaces with features that future-proof business operations.

The offer includes high-quality amenities, collaborative working environments, and tailored space options. Identity allows businesses to secure a space that evolves with their requirements, fostering innovation and long-term success.

Level Access Doors

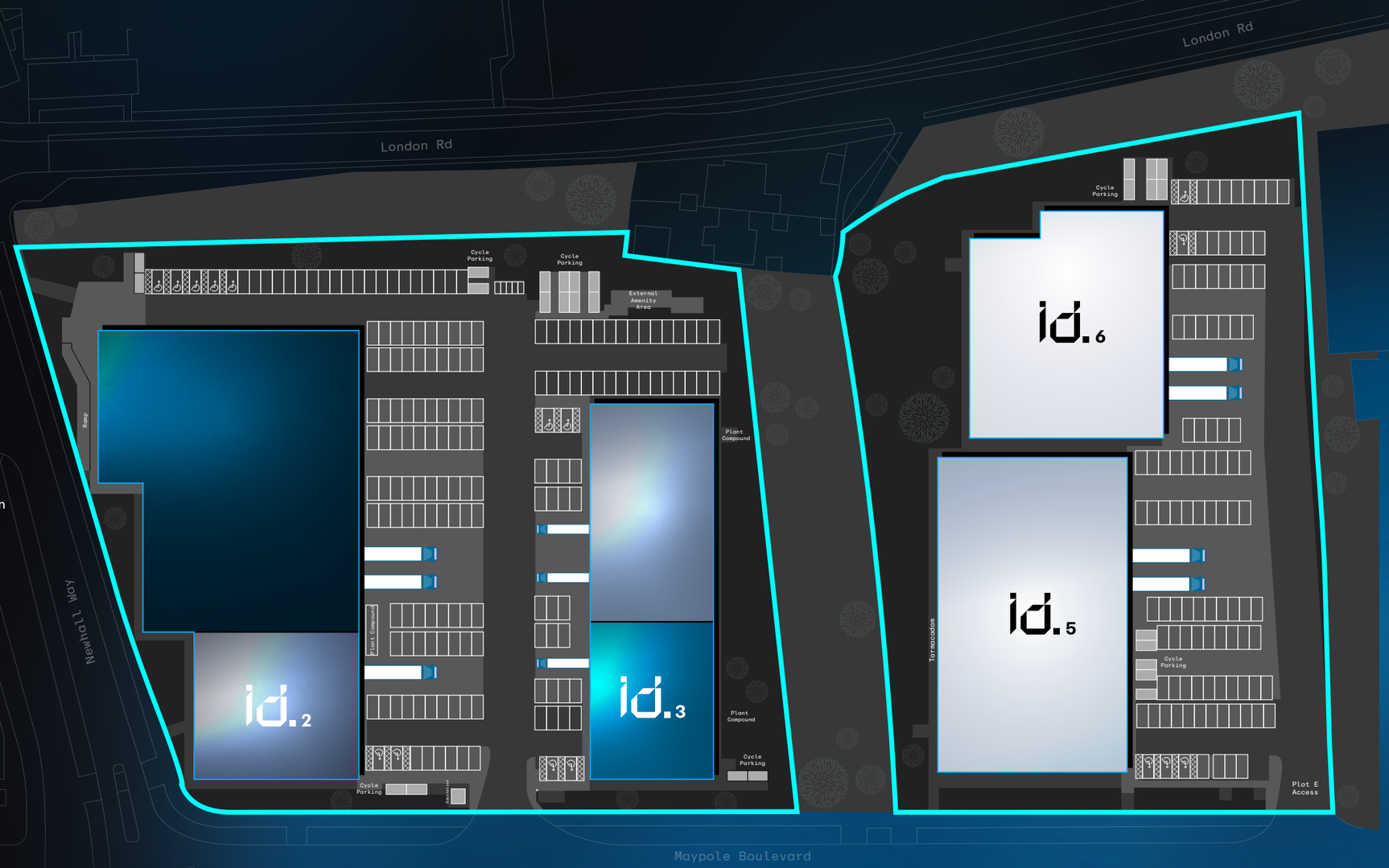
8-10m Eaves Height

High Quality First Floor Offices

Enhanced Insulation & Airtightness

Renewable Energy Integration

208 Cycle Spaces



Super Fast Broadband

On Site Facilities

LED Lighting

281 Parking Spaces

1500kVA Power Supply

Target EPC A+ Energy Rating

id.1	
Ground Floor	35,607
First Floor Offices	8,320
Total sq ft (GEA)	**43,927**

id.2	
Ground Floor	12,195
First Floor Offices	3,229
Total sq ft (GEA)	**15,424**

id.3	
Ground Floor	9,601
First Floor Offices	2,820
Total sq ft (GEA)	**12,421**

id.4	
Ground Floor	13,207
First Floor Offices	2,820
Total sq ft (GEA)	**16,027**

id.5	
Ground Floor	29,827
First Floor Offices	5,834
Total sq ft (GEA)	**35,661**

id.6	
Ground Floor	21,054
First Floor Offices	4,941
Total sq ft (GEA)	**25,995**

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identity.one

GEA 93,927 sq ft

Ground Floor	35,607
First Floor Offices	8,320

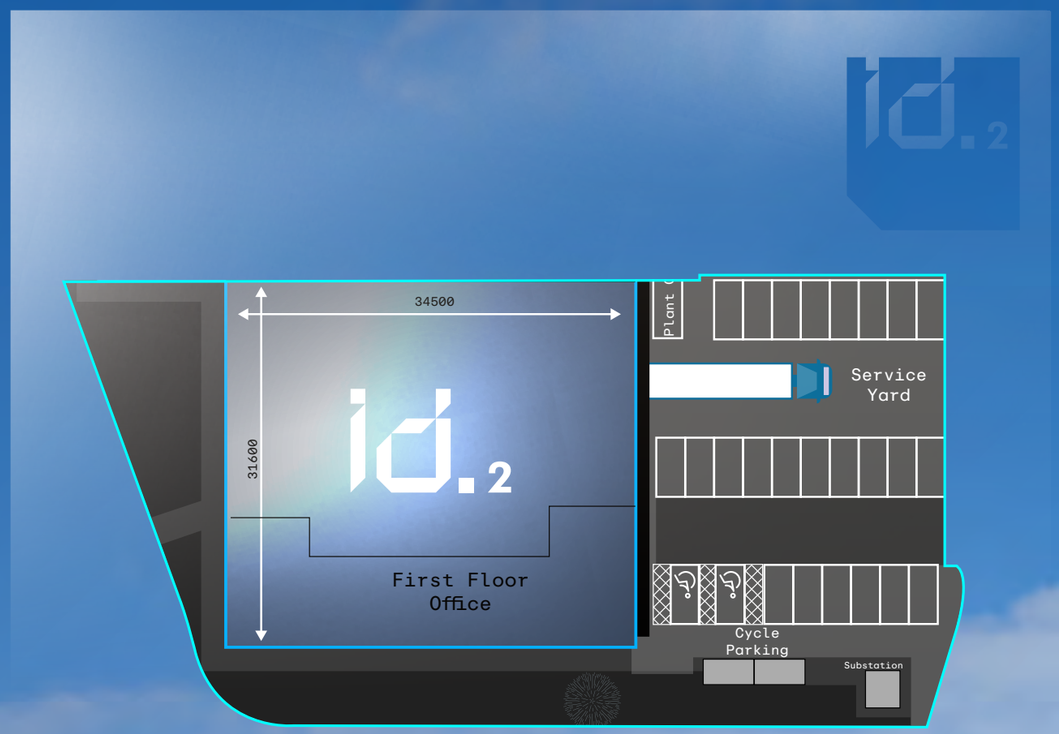
- 2 Level Access Doors
- 10m Eaves Height
- High Quality First Floor Offices
- 82 Parking Spaces
- 380kVA Power Supply
- 60 Cycle Spaces
- Super Fast Broadband
- On Site Facilities
- LED Lighting

CM17 9LX

Innovation Identified.

Identity is a beacon for innovation, designed to drive advancements in science, technology, research, industrial manufacturing and advanced manufacturing. Situated on the renowned Harlow Innovation Park, it is a cornerstone of the UK Innovation Corridor – a thriving network stretching from London to Cambridge.

This strategic location places businesses at the heart of groundbreaking scientific research and technological development, fostering an ecosystem where ideas transform into impactful innovations. With a focus on collaboration and progression, Identity empowers companies to push the boundaries of possibility.



identity.two

GEA 15,424 sq ft

Ground Floor	12,195
First Floor Offices	3,229

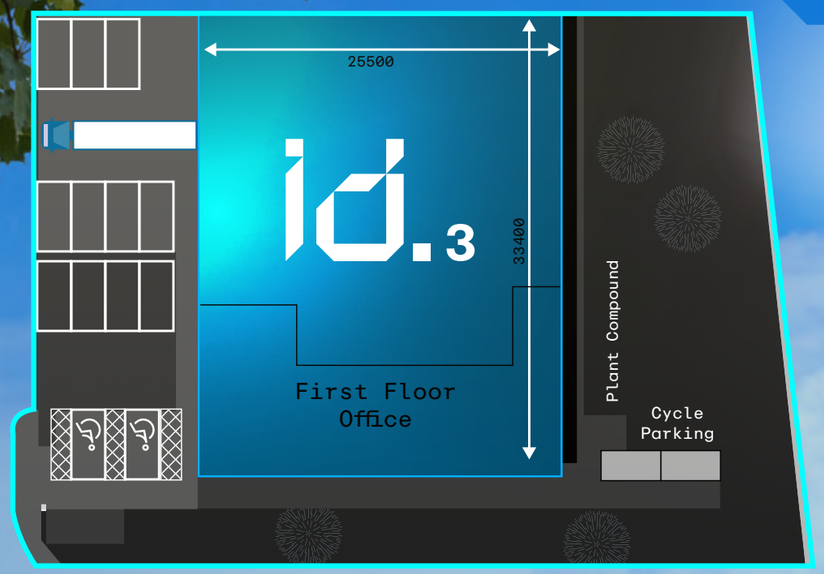
- 1 Level Access Door
- 10m Eaves Height
- High Quality First Floor Offices
- 29 Parking Spaces
- 160kVA Power Supply
- 22 Cycle Spaces
- Super Fast Broadband
- On Site Facilities
- LED Lighting

Community Identified.

At Identity, community is the cornerstone of success. The development cultivates a collaborative sci-tech environment where businesses can connect, share knowledge, and grow together.

By joining Identity, companies become part of a forward-thinking network that thrives on mutual support and shared goals. From state-of-the-art collaborative workspaces to tailored amenities that enhance productivity, Identity fosters a sense of belonging while creating opportunities for professional synergy and collective growth.

Additionally, businesses benefit from proximity to the café at Harlow Innovation Park, offering a convenient and welcoming space for informal meetings, networking, or simply recharging.



identity.three

	GEA 12,921 sq ft
Ground Floor	9,601
First Floor Offices	2,820

- 1 Level Access Door
- 8m Eaves Height
- High Quality First Floor Offices
- 23 Parking Spaces
- 130kVA Power Supply
- 18 Cycle Spaces
- Super Fast Broadband
- On Site Facilities
- LED Lighting

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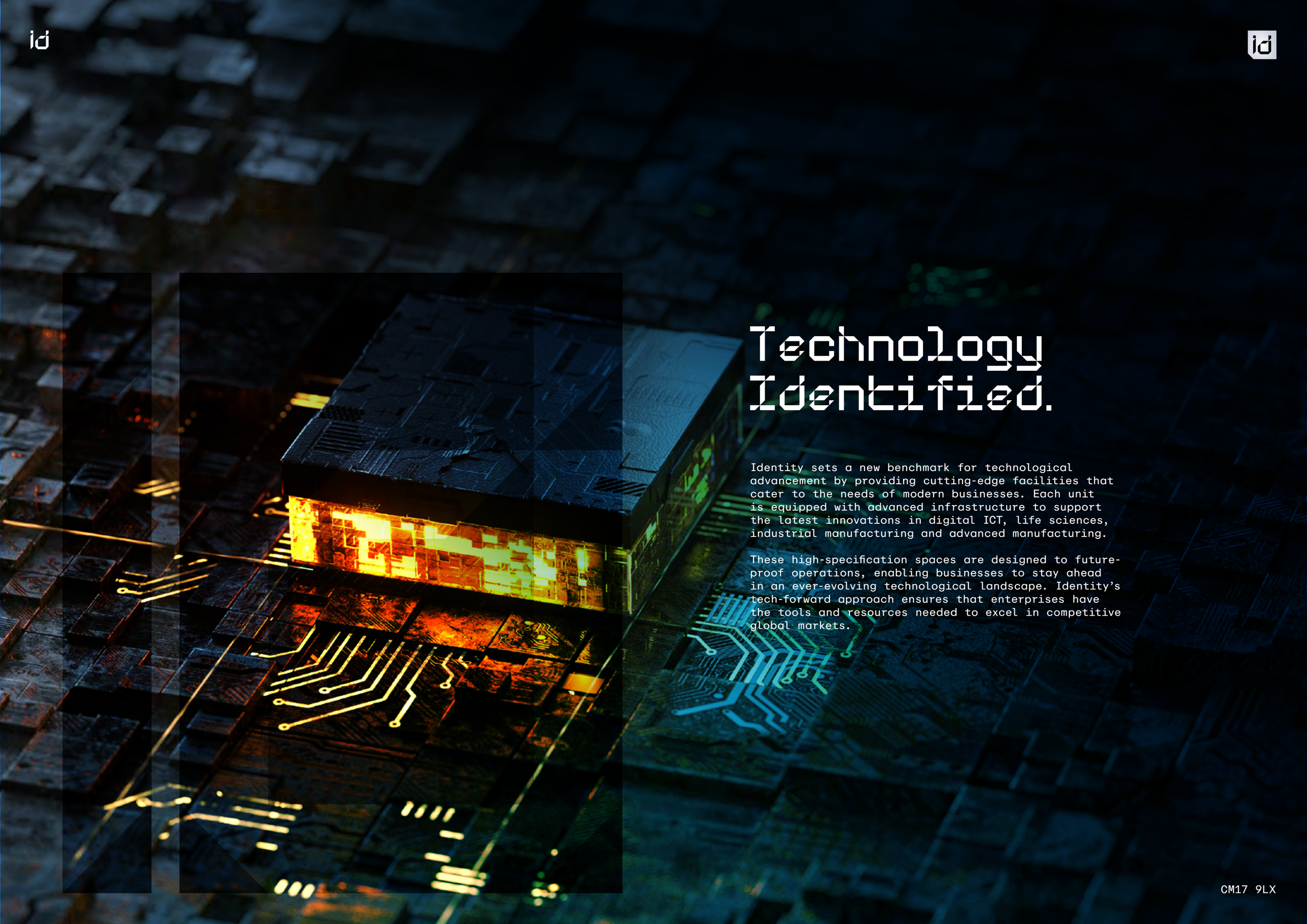
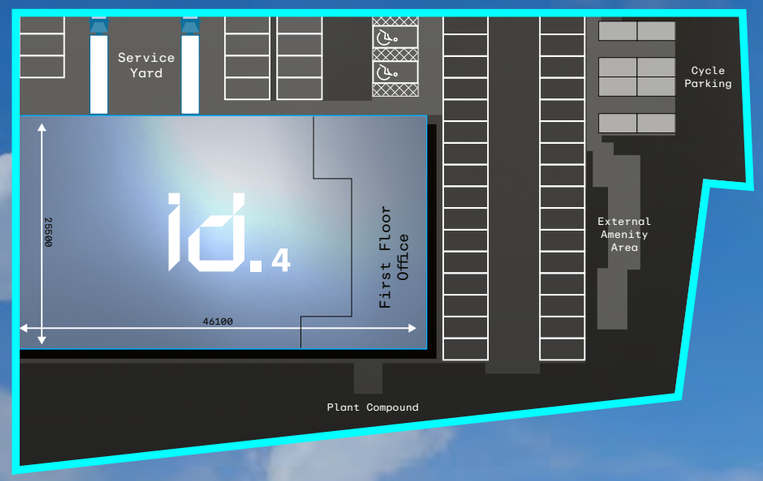


Technology Identified.

Identity sets a new benchmark for technological advancement by providing cutting-edge facilities that cater to the needs of modern businesses. Each unit is equipped with advanced infrastructure to support the latest innovations in digital ICT, life sciences, industrial manufacturing and advanced manufacturing.

These high-specification spaces are designed to future-proof operations, enabling businesses to stay ahead in an ever-evolving technological landscape. Identity's tech-forward approach ensures that enterprises have the tools and resources needed to excel in competitive global markets.



identity.four

	GEA 16,027 sq ft
Ground Floor	13,207
First Floor Offices	2,820

- 2 Level Access Doors
- 8m Eaves Height
- High Quality First Floor Offices
- 30 Parking Spaces
- 180kVA Power Supply
- 22 Cycle Spaces
- Super Fast Broadband
- On Site Facilities
- LED Lighting

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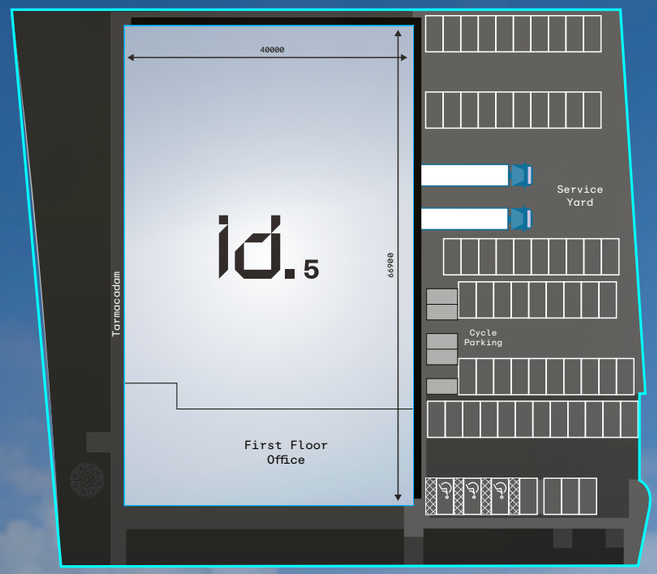
Sustainabilty Identified.

Sustainability is at the core of Identity’s vision, offering businesses a future-proof foundation that aligns with modern environmental standards. The development targets EPC A+ and BREEAM Excellent ratings, reflecting its commitment to eco-friendly practices. All units feature onsite locker and shower facilities, encouraging sustainable transport options for employees.

The development incorporates energy-efficient buildings and renewable energy solutions, ensuring minimal environmental impact. By prioritizing sustainable practices, Identity enables businesses to reduce their carbon footprint while achieving long-term operational efficiency. This commitment to sustainability not only supports global green initiatives but also enhances the overall appeal for forward-thinking enterprises.



identity.five

GEA 35,661 sq ft

Ground Floor	29,827
First Floor Offices	5,834

- 2 Level Access Doors
- 10m Eaves Height
- High Quality First Floor Offices
- 68 Parking Spaces
- 340kVA Power Supply
- 50 Cycle Spaces
- Super Fast Broadband
- On Site Facilities
- LED Lighting

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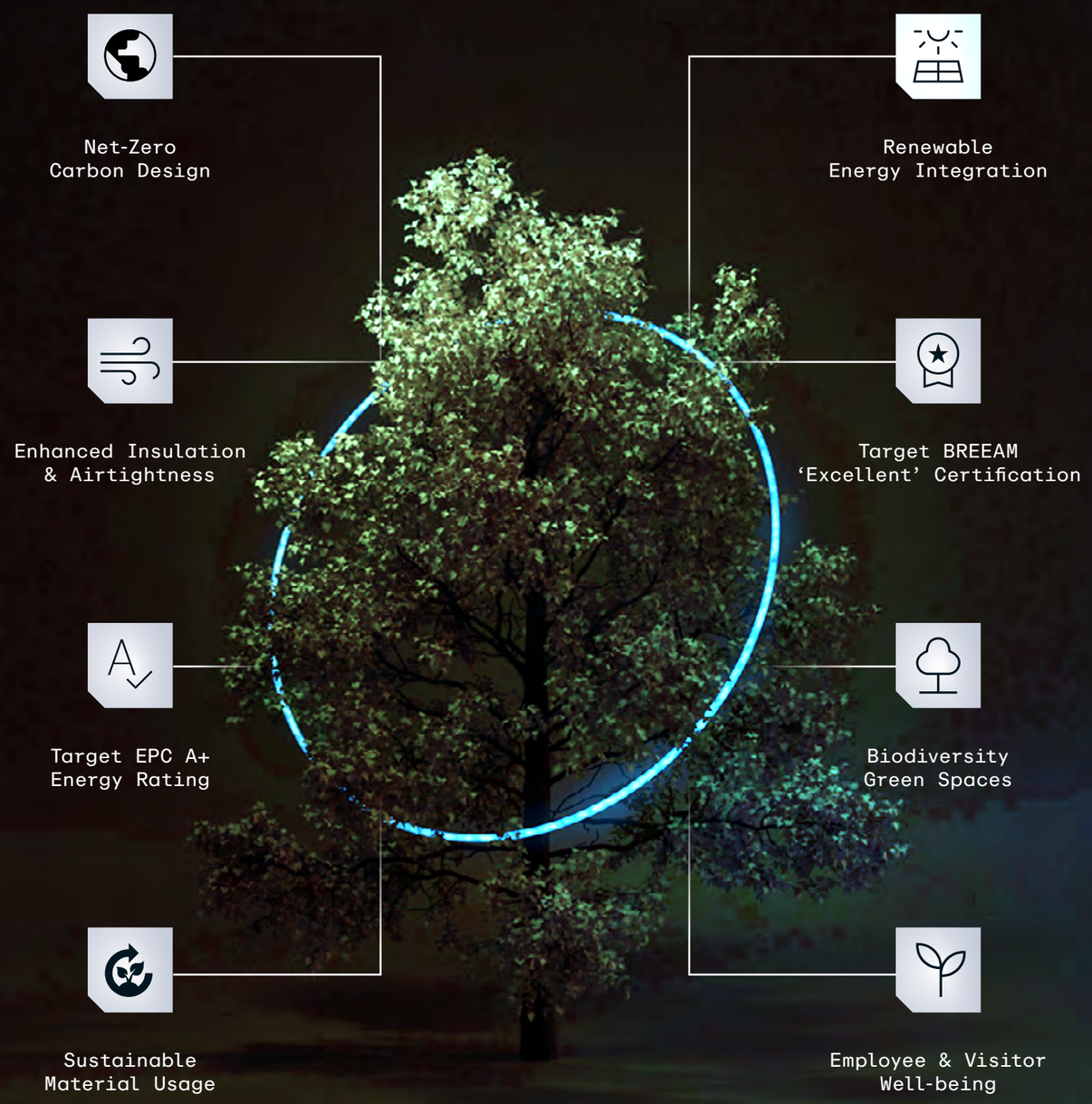
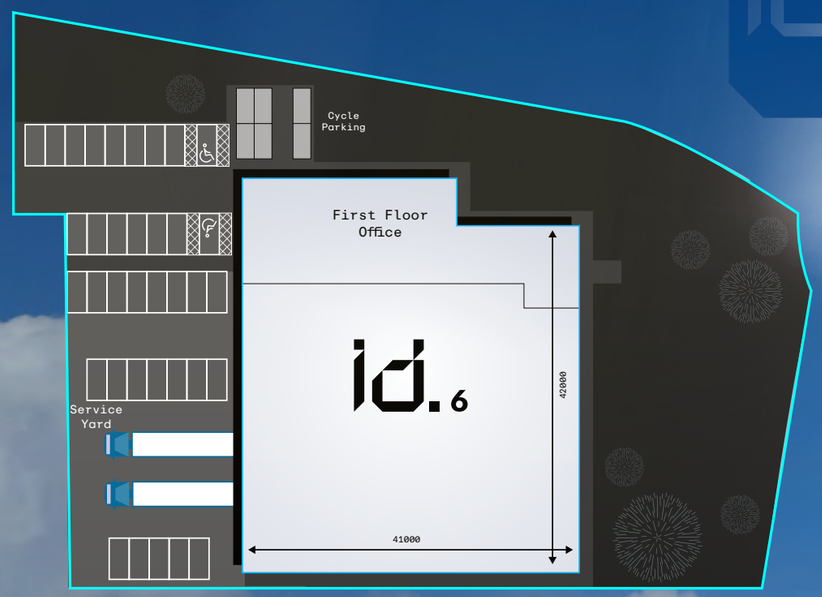


Green by Design, Sustainable by Choice.

Identity leads the way in sustainable development, setting the benchmark for environmentally responsible construction. The site is designed to achieve BREEAM 'Excellent' certification, signifying best-in-class sustainable construction.

As a net-zero carbon scheme, Identity champions energy efficiency with advanced insulation, airtightness, and renewable energy sources, including roof-mounted PV systems. An EPC A+ rating underscores its commitment to reducing energy consumption. The site also prioritises green spaces, offering landscaped areas that enhance biodiversity and provide pleasant surroundings for employees and visitors.



identity.six

GEA 25,995 sq ft

Ground Floor	21,054
First Floor Offices	4,941

- 2 Level Access Doors
- 8m Eaves Height
- High Quality First Floor Offices
- 49 Parking Spaces
- 250kVA Power Supply
- 36 Cycle Spaces
- Super Fast Broadband
- On Site Facilities
- LED Lighting

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Location Identified.

Perfectly positioned within the UK Innovation Corridor, Identity offers unrivaled connectivity that ensures seamless access to major business hubs and global markets. Just 30 miles from Central London and 36 miles from Cambridge, Identity benefits from exceptional transport links, including Junctions 7 and 7a of the M11 and fast train connections to London Liverpool Street in 30 minutes.

With London Stansted Airport only 16 minutes away, businesses have access to international flights across Europe, the Middle East, and Africa. This strategic location makes Identity an ideal base for companies looking to maximize their reach and operational efficiency.

A Thriving Talent Pool - 574,000 people live within a 30-minute drive, with 64% of them ready to contribute their skills and energy to a dynamic workforce.

Future Growth Hub - The population within a 1-hour drive is set to grow 5.1% faster than the national average over the next decade, offering a rapidly expanding market and talent base.

An Abundant Workforce - With unemployment at 4.1% compared to 3.4% in the wider South East, businesses here can tap into a motivated and readily available workforce.

A Competitive Advantage - Average gross pay is approximately 13% lower than in the wider South East, presenting a cost-effective opportunity for businesses to thrive while benefiting from a skilled workforce.

Amenities Identified.

The newly completed David Lloyd leisure centre at Harlow Innovation Park brings premium fitness and wellness facilities to the area, alongside around 100 new jobs. For Identity Harlow, directly opposite, it enhances the location's appeal by supporting occupier wellbeing and reinforcing the area as a modern, lifestyle-focused business destination, while also increasing footfall and visibility for nearby businesses.

David Lloyd
— CLUBS —

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identity

BUCCLEUCH PROPERTY

Investec

Wrenbridge

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