

HYPERION

Horizon 120 Business Innovation & Logistics Park, Braintree, Essex CM77 7AT

UNIT 1

76,700 ft²

UNIT 2

Now Let

UNIT 3

51,452 ft²

A new 159,265 ft² (14,795 m²) development of three detached industrial/warehouse units

TO LET - completed and ready for occupation





Great Notley Country Park

Skyline 120 Business Park

the plaza
Braintree Enterprise Centre

BRITISH OFFSITE
Manufacture · Construction

eos

TESCO

Great Notley Village

UNIT 3
51,452 ft²

CareCo

UNIT 1
76,700 ft²

UNIT 2
NOW LET

MED2QUIP
Community Equipment Service

GRIDSERVE
Electric Forecourt®

A131

Horizon 120 Business Innovation & Logistics Park

Hyperion is a new 160,000 sq ft three unit speculative industrial / logistics development and forms part of the 100 acre Horizon 120 business park which is set to become an exemplar business park for the region.

It is capable of providing in excess of 750,000 ft² of hi-tech, industrial, office and logistics space, set in extensively landscaped grounds overlooking the countryside.

- Strategically located to serve Greater London, Essex, Herts and East Anglia via excellent road connections (A120, A131 / A130, A12, M11)
- Set in an attractive environment, adjacent to Great Notley Country Park
- Close to the well-established and popular Skyline Business Park which has attracted a plethora of high quality office, hi-tech, industrial and logistics companies.

GREAT NOTLEY
COUNTRY PARK



the plaza

Phase 1 of Plaza comprises a new Council funded Enterprise Centre, completed in June 2022 which provides approximately 30,000 sq ft of flexible workspace for SME's.

Phase 2 of the development is earmarked to provide other on-site employee amenities, such as gym, café, retail and childcare provision.

Occupiers at Horizon Business Park and nearby include:



Delmonde Plc (logistics)



Global Resale (computer hi tech / distribution)



Alphasense (hi technology sensors)



British Off Site (modular homes)



Weston Homes (modular home manufacture / distribution)



Careco (disability equipment)



Safran (aviation hi tech)



Essex Xray (high voltage interconnects)

HYPERION

A new industrial / logistics development with strong sustainability credentials and set within a countryside environment.

The new development comprises three detached high quality industrial / logistics units of steel portal framed construction with composite panel clad elevations and roofs with fully fitted first floor offices, dedicated parking, and secure yards.



Highly sustainable ESG Credentials

The units have been constructed to a high specification with many sustainable environmental features where a minimum 30% of the projected site energy requirements will be provided by renewable sources including:

- Air source heat pumps
- Highly efficient thermal claddings
- Low energy LED lighting
- Conduit for EV parking spaces
- EPC Rating "A" and BREEAM "Very Good"
- Solar control glazing
- Roof mounted solar photo voltaic system
- Car sharing spaces provided throughout
- Green pedestrian routes provided to link to the Country Park and surrounding bridleways

Planning Consent

Planning consent was granted under a Local Development Order permitting unrestricted general industrial and logistics uses (Use Classes B2, B8).

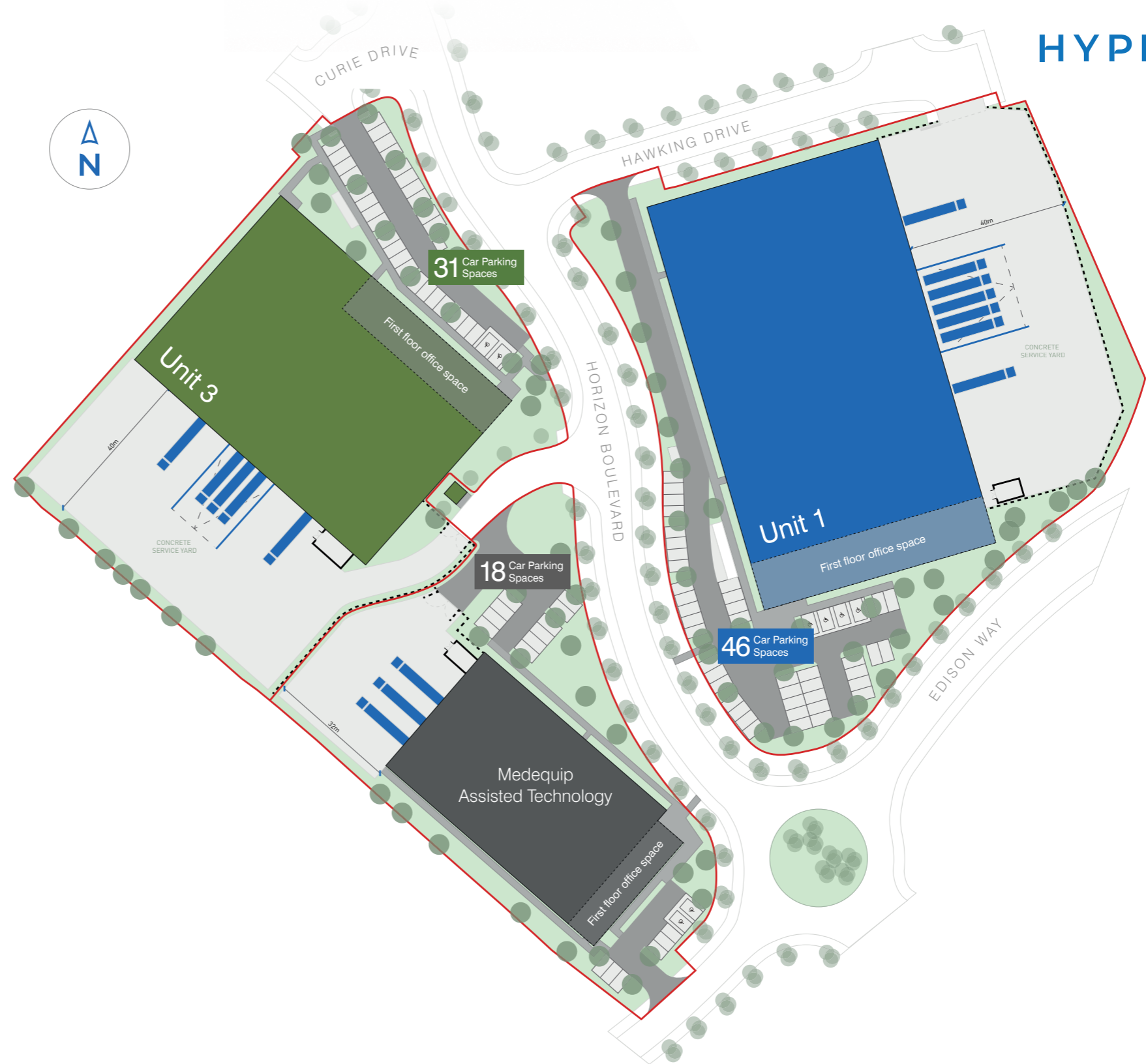


Specification

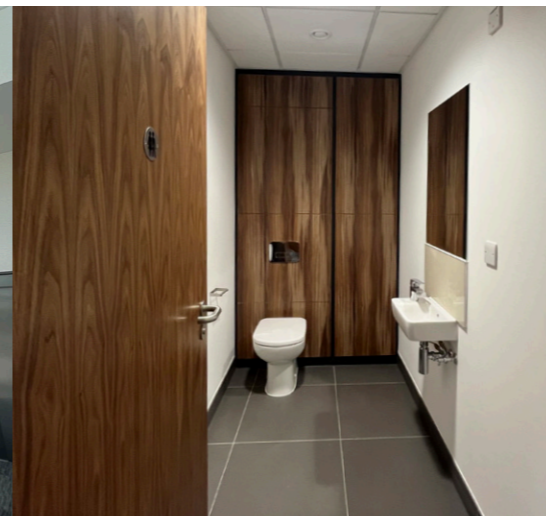
- Attractive parapet roofs with non-visible solar / PV panels
- Siphonic rainwater system
- Clear internal heights 12m (Unit 2 -10m)
- 50KN / m² floor loadings
- Surface loading (5 m high x 4 m wide doors)
- Dock level loading (3 m high x 3 m wide doors) to units 1 & 3
- Fully fitted offices with raised access floors and air conditioning
- Telephone / data services, mains water and electricity (560 KVA, 275 KVA & 400 KVA three phase power supply to units 1-3 respectively)
- Fully fenced and gated plots
- Extensive landscaped areas
- 95 Designated Car Parking Spaces (46, 18, 31 spaces for Units 1-3 respectively)
- 40m yard depths (Unit 2 -32m)
- Detailed specification is available upon request

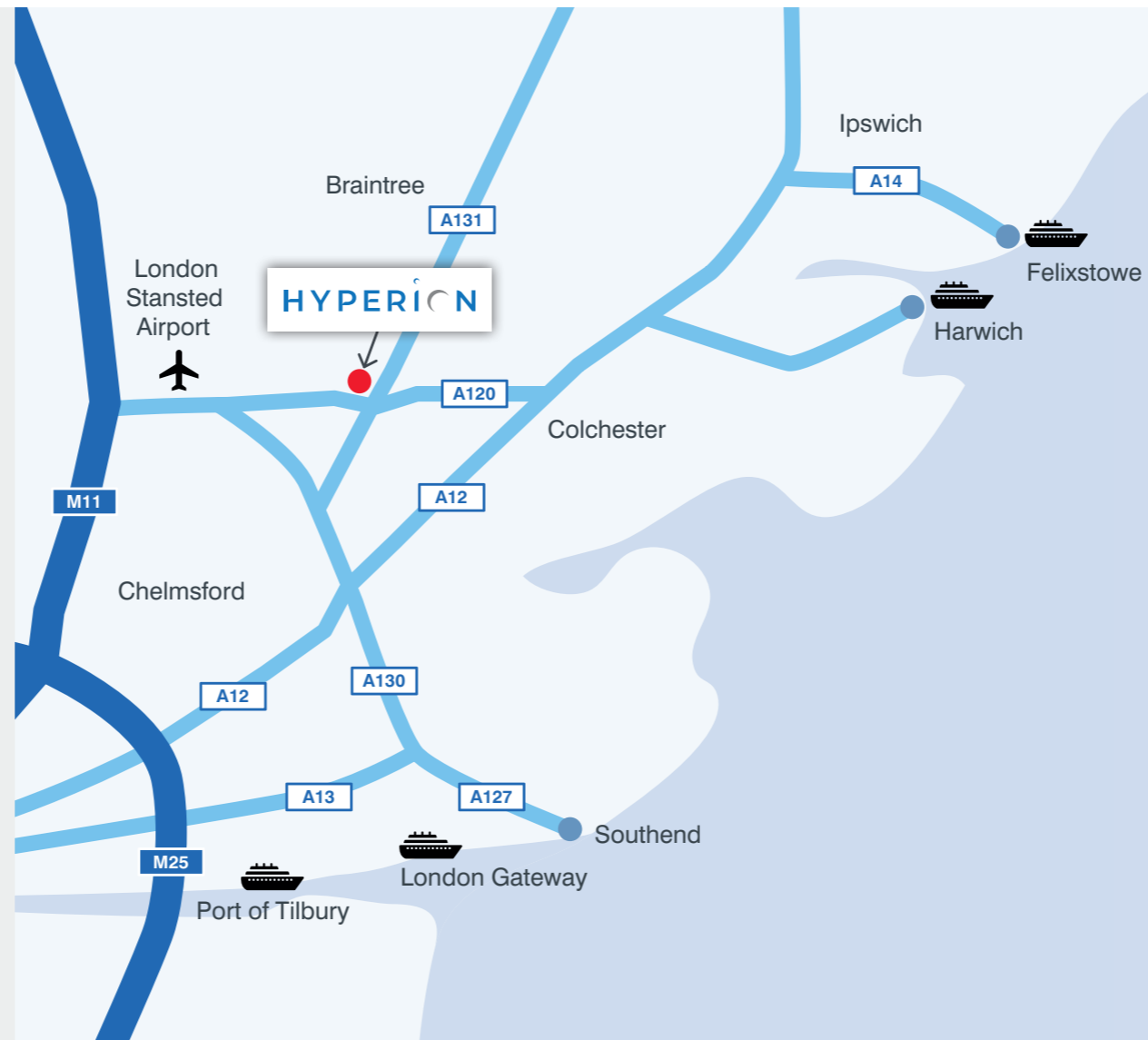
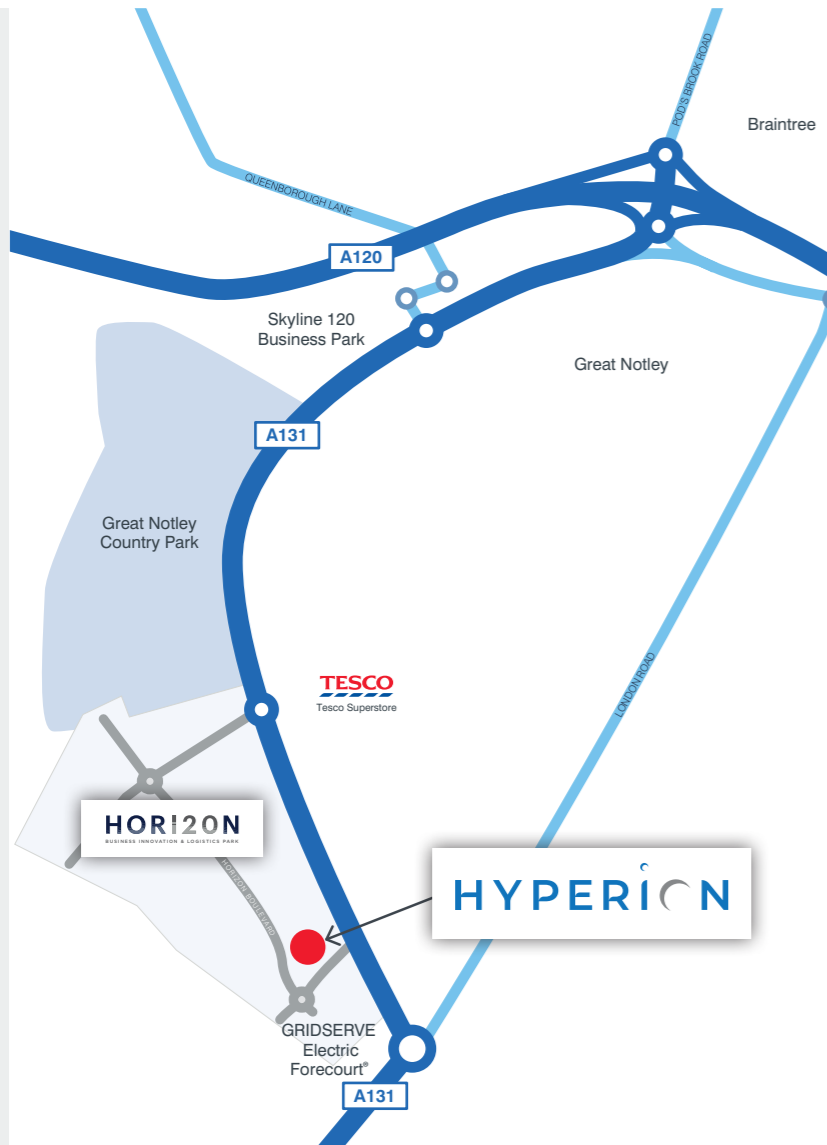
Accommodation

	Unit 1	Unit 2	Unit 3
Ground Floor	69,064		46,163
First Floor Offices	7,636		5,289
Total GEA (ft ²)	76,700		51,452
Total GEA (m ²)	7,126	Let	4,780



Indicative plot boundaries





London: 52m
 M11: 16m
 Harwich: 20m


Travel Times

Stansted Airport	Colchester
Distance: 15 miles	Distance: 19 miles
Journey Time: 15 mins	Journey Time: 20 mins
M11 (J8)	Harwich
Distance: 16 miles	Distance: 37 miles
Journey Time: 15 mins	Journey Time: 50 mins
Central London	Felixstowe
Distance: 52 miles	Distance: 45 miles
Journey Time: 72 mins	Journey Time: 60 mins
Chelmsford	London Gateway
Distance: 10 miles	Distance: 34 miles
Journey Time: 17 mins	Journey Time: 47 mins

Approximate journey times only.

Getting here

SATNAV
 CM77 7AT

 what3words
 broker.jumbo.boardroom



Readily available labour force

Braintree and Great Notley in particular are attractive locations for occupiers due to the available labour supply, the high percentage employed in manufacturing as well as transportation and storage, and the relatively low cost of labour.

Working Age Population Age 16-64 years
 Braintree: 94,900
 85% of population economically active

Working Age Population 5-Year growth forecast
 Braintree: +1.1%

Employment In Manufacturing
 Braintree: 9.4%
 East of England: 7.3%
 UK: 7.6%

Employment In Transportation & Storage
 Braintree: 4.2%
 East of England: 5.5%
 UK: 5.1%

All enquiries



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A development by the Marshgate Group

Misrepresentation Act 1967

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