

# HORIZON

BUSINESS INNOVATION & LOGISTICS PARK

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

## TO LET

A new 34,426 ft<sup>2</sup> (3,198 m<sup>2</sup>) development of two detached industrial/warehouse units

**UNIT 5a**  
16,394 ft<sup>2</sup>

**UNIT 5b**  
18,032 ft<sup>2</sup>



## Horizon 120 Braintree

Horizon 120 is an exemplar business park for the region, capable of providing in excess of 750,000 ft<sup>2</sup> of hi-tech, industrial, office and logistics space, set in extensively landscaped grounds overlooking the countryside.



Indicative rendering



### Location

Strategically well located to serve Greater London, Essex, Herts and East Anglia via excellent road connections (A120, A131/ A130, A12, M11) and set in an attractive environment, adjacent to Great Notley Country Park.

Occupiers already committed to The Park include British Offsite, part of the Weston Group PLC (140,000 sq ft new manufacturing facility), CareCo (100,000 sq ft new HQ) and Essex XRay (30,000 sq ft facility).

### Occupiers already committed to Horizon 120 Business Park include



### The Park

The 100 acre business park comprises two phases: Phase 1 (65 acres) and Phase 2 (35 acres) and includes the following key areas:

### The Plaza

Phase 1, The Plaza, was completed in June 2022 and provides approximately 30,000 sq ft of flexible SME workshop space where individual rooms, as well as conference and event spaces are available for hire. There is a café on the ground floor. Phase 2 will provide other on site employee amenities e.g gym, retail and childcare provision.

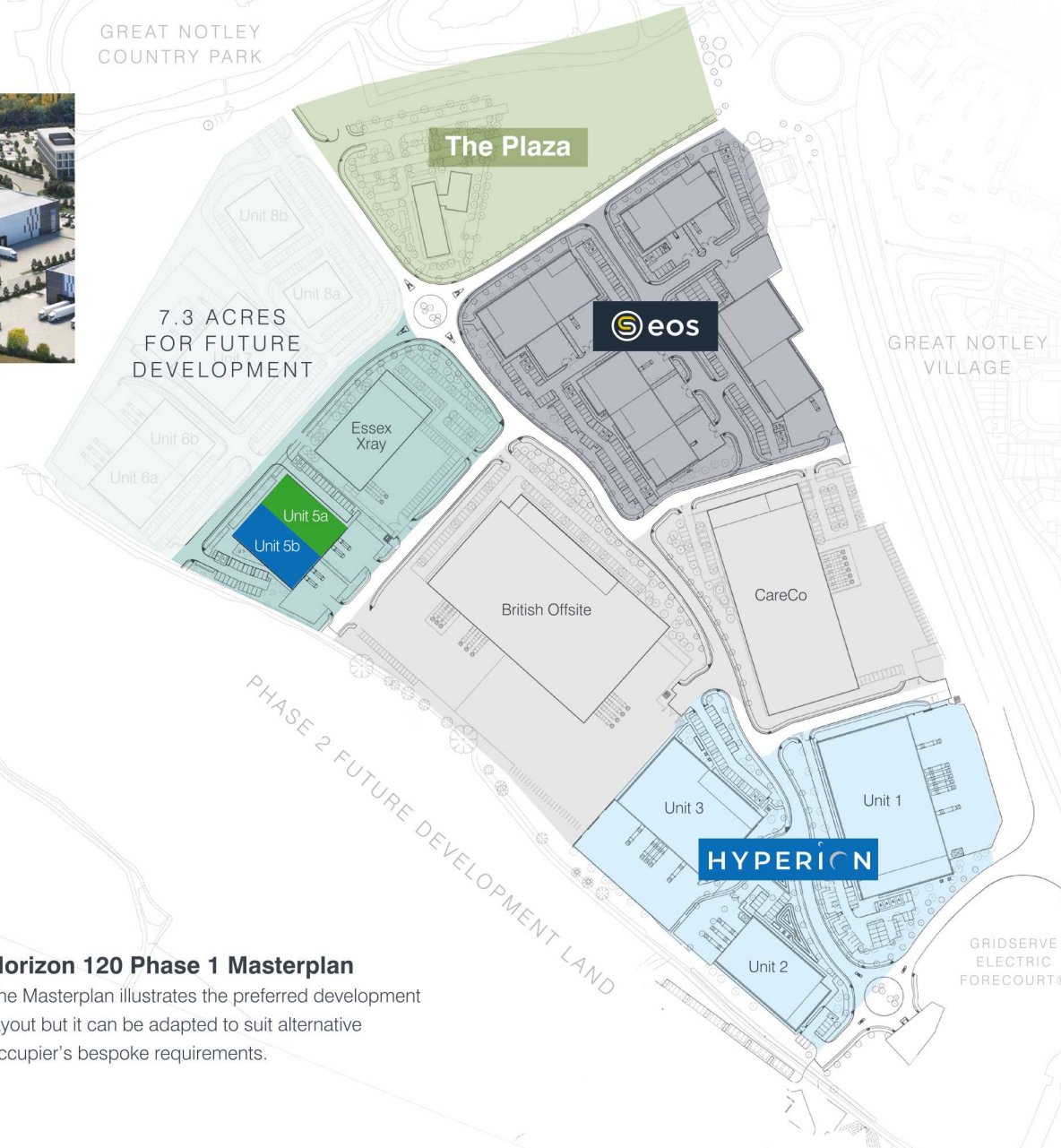
### EOS

New 120,000 sq ft nine unit scheme ranging in unit sizes from 8,325 sq ft to 20,000 sq ft, suitable for business and logistics uses. The development is being speculatively developed for practical completion Q2 2023. Units available on a leasehold basis only.

### Hyperion

159,000 sq ft new development comprising three detached units: 76,703 sq ft, 30,935 sq ft & 51,408 sq ft. Forward purchased by CBREIM and completed in Q4 2022. Suitable for business and logistics uses. Units available on a leasehold basis.

GREAT NOTLEY COUNTRY PARK



**Horizon 120 Phase 1 Masterplan**

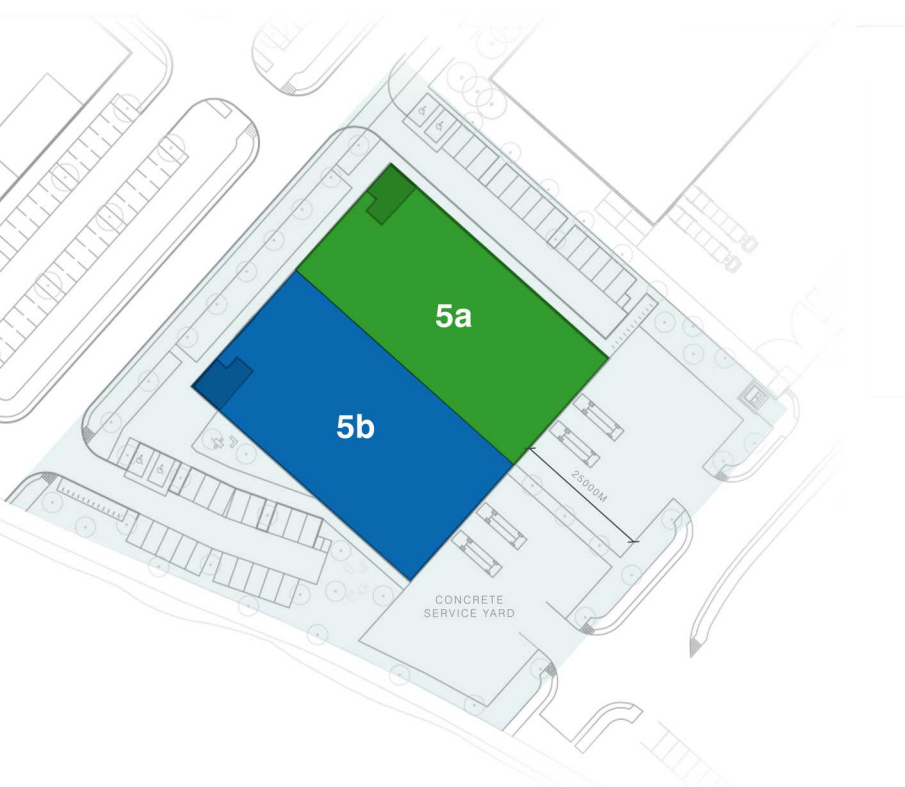
The Masterplan illustrates the preferred development layout but it can be adapted to suit alternative occupier's bespoke requirements.

**Planning & Infrastructure Works**

Estate infrastructure works completed and serviced plots ready for immediate development.

Units 5a and 5b already benefits from a full detailed consent.

Buildings will meet industry leading "BREEAM" ratings and will be built to high environmental standards, with energy efficiency and low occupational costs in mind.



	ft <sup>2</sup>	m <sup>2</sup>
<b>Unit 5a</b>		
Ground	14,559	1,352
First	1,835	170
<b>Total</b>	<b>16,394</b>	<b>1,522</b>
<b>Unit 5b</b>		
Ground	16,013	1,487
First	2,019	187
<b>Total</b>	<b>18,032</b>	<b>1,674</b>

All enquiries



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