

COALVILLE · M1 J22 · LE67 1TD

BARDON HILL

UNDER CONSTRUCTION
AVAILABLE FOR OCCUPATION
SUMMER 2022

TO LET
6 GRADE-A INDUSTRIAL & LOGISTICS UNITS

28,000 TO
116,000 SQ FT



A PROJECT BY

Harworth

www.bardonhilllogistics.com

Welcome to Leicestershire's go-to industrial logistics location

- ▶ Grade-A units from 28,000 to 116,000 sq ft
- ▶ 2 miles from M1 J22
- ▶ 12 miles from East Midlands Airport
- ▶ Established and proven location
- ▶ Highly visible prestige landscaped setting

Bardon Hill is the latest large scale development at one of the UK's fastest growing distribution locations.

Positioned deep within the industrial heartland of the Midlands, Bardon Hill is ideally situated for engineering companies supplying just-in-time manufacturing across the region – and beyond.

Bardon Hill is also strategically positioned at the apex of the logistics golden triangle, making it perfect for last mile and UK-wide distribution.

And whether you are a manufacturer or logistics operation, being only 24 minutes from East Midlands airport, the UK's busiest air cargo hub, Bardon Hill brings global customers within easy reach.



Grade-A specification



UP TO **12.5m**
HAUNCH
HEIGHTS



UP TO **3.8 MVA**
OF AVAILABLE
POWER



UP TO **50m**
SECURE
SERVICE YARDS



LEVEL ACCESS
DOORS



DOCK DOORS



50 kN/m²
FLOOR
LOADING



OPEN PLAN
OFFICES



CAR PARK



CCTV TO
COMMON AREAS



EV CHARGING
POINTS



BREEAM[®]

Minimum BREEAM
'Very Good'

EPC rating of 'A'

A 0-25

WAREHOUSE

- 8 to 12.5m haunch heights
- Dock and level access doors
- FM2 category floor
- 50 kN/m² floor loading

OFFICE

- Fitted out offices
- Mechanically ventilated system
- Suspended ceilings
- Raised access floors

EXTERNAL

- 24/7 site access
- Secure 35 to 50m deep service yards
- Security fencing and external lighting
- Dedicated car parking spaces
- Remotely monitored CCTV to common areas

SUSTAINABILITY

- Target EPC rating of 'A'
- Minimum BREEAM 'Very Good'
- EV charging points

National & international connections

Located at the apex of the UK logistics golden triangle, Bardon Hill brings over three quarters of the UK population within a single HGV journey.

The major English manufacturing centres of the midlands, north west and south are accessible within 4.5 hours, making Bardon Hill well placed for fast turnaround and just-in-time industrial operations. And with East Midlands Airport only 12 miles away, Bardon Hill is the ideal way point to international markets.

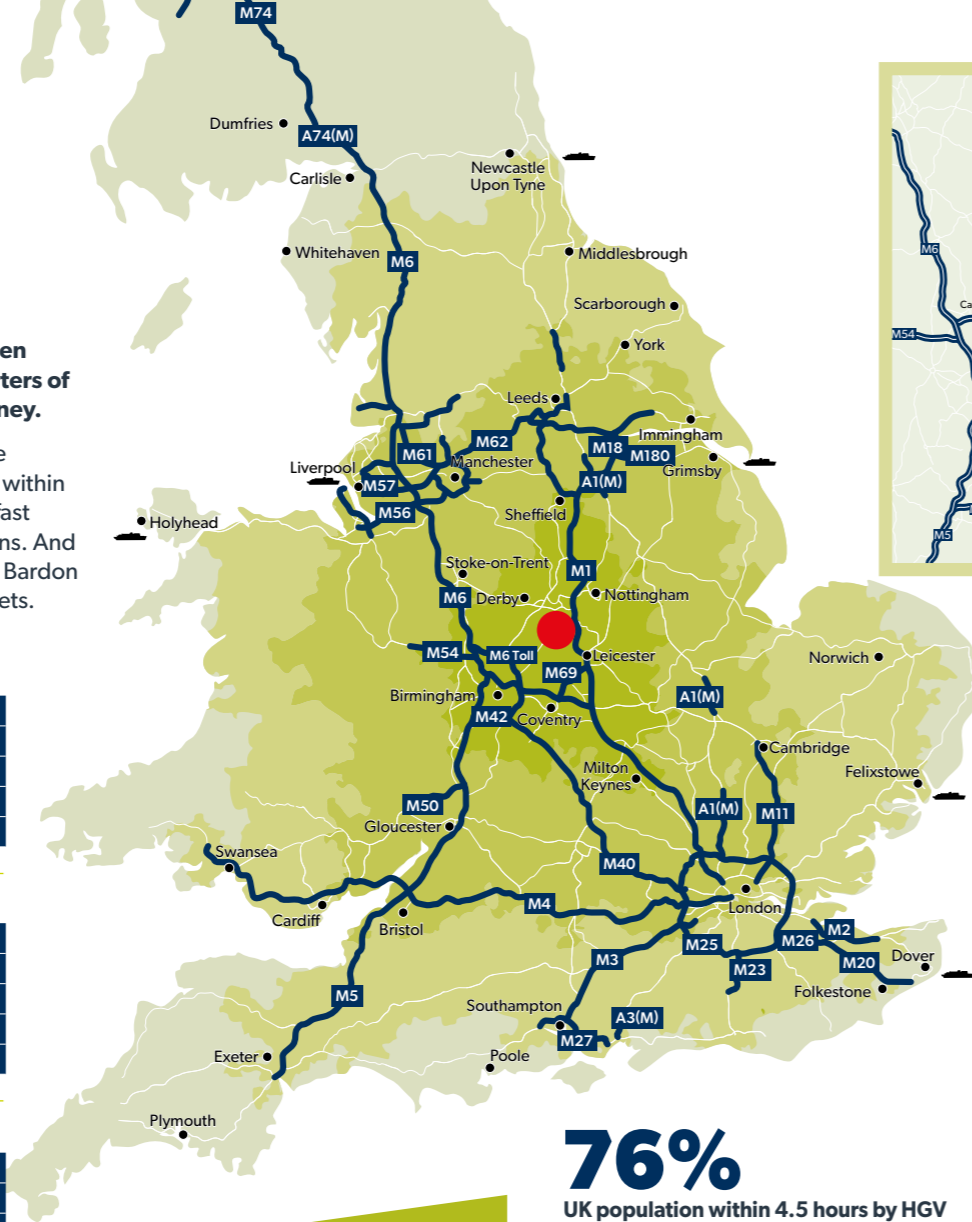
MOTORWAYS	DISTANCE	TIME
M1 J22	2 miles	4 mins
A42 J13	6 miles	13 mins
M1 J21 (M69)	10 miles	17 mins
M1 J24a (A50)	14 miles	28 mins
M1 J19 (M6/A14)	26 miles	41 mins

CITIES	DISTANCE	TIME
Leicester	10 miles	22 mins
Derby	26 miles	40 mins
Birmingham	36 miles	56 mins
Sheffield	57 miles	1 hr 11 mins
London	108 miles	2 hr 19 mins

PORTS	DISTANCE	TIME
Immingham	110 miles	2 hr 23 mins
Liverpool	116 miles	2 hr 34 mins
Southampton	148 miles	2 hr 53 mins
Felixstowe	155 miles	3 hr 06 mins

AIRPORTS	DISTANCE	TIME
East Midlands	12 miles	24 mins
Birmingham	34 miles	50 mins
Coventry	32 miles	47 mins
London Heathrow	108 miles	2 hr 20 mins

Source: Lorry Route Planner



Van reach / drive to work

POPULATION	DRIVE TIME
76,926	Up to 15 minutes
1,088,330	Up to 30 minutes
3,159,904	Up to 45 minutes

HGV reach

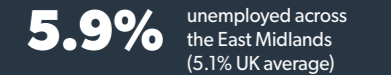
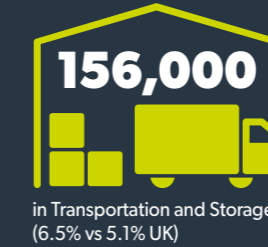
POPULATION	DRIVE TIME
8,036,179	Up to 90 minutes
33,166,209	Up to 180 minutes
50,734,125	Up to 270 minutes

76%
UK population within 4.5 hours by HGV

3.2m
customers within 45 mins by van

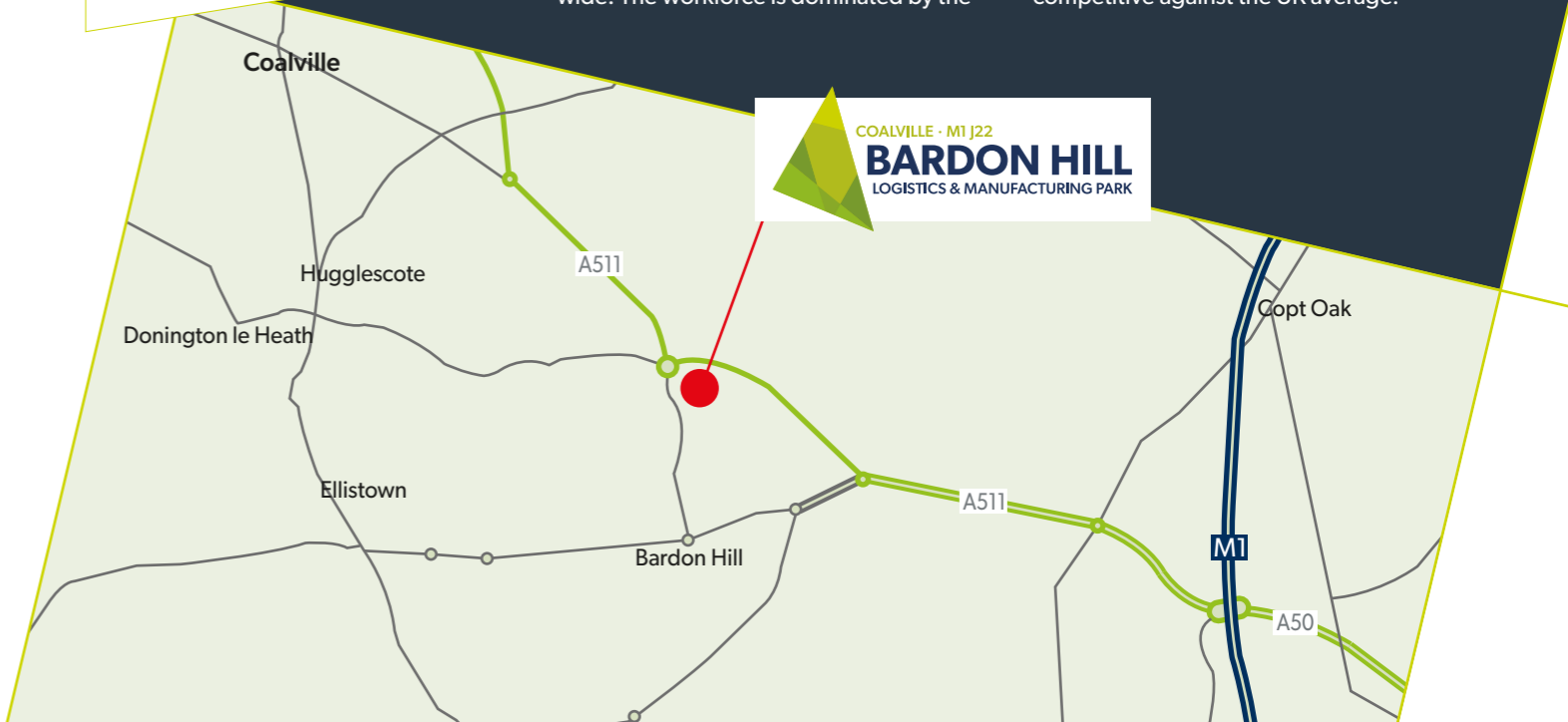
East Midlands Airport within
24 mins

Skilled & cost-effective workforce



Situated between the three major conurbations of the midlands, Leicester, Nottingham and Derby, Bardon Hill draws upon a labour pool that is both deep and wide. The workforce is dominated by the

two sectors most relevant to occupiers, with both manufacturing and logistics heavily represented. Reflecting the good availability of labour, wages are highly competitive against the UK average.



COALVILLE · M1 J22
BARDON HILL
LOGISTICS & MANUFACTURING PARK

Combining space with pride of place



Harworth is not simply a builder of industrial space. We also create places where people want to live and work.

The Bardon Hill master plan is guided by our extensive experience place-making successful developments across the country. Here, thoughtfully designed working spaces enhanced with wood cladding sit among maintained landscaping and natural amenity areas.

Whether it's nurturing people or nature, well-being is key to our approach. The wide green corridor adjacent to Bardon Hill not serves as a protected habitat for various species to thrive, but also provides a welcome green view ideal for relaxation and contemplation.

▶ **Quality materials**

▶ **Stand out architecture**

▶ **Natural amenity**



Doing more with less for longer

Every build at Bardon Hill boasts features to boost operational efficiency while using less power and water, in durable spaces that will be useful for longer.

A key part of delivering Harworth's sustainability agenda is our investment in cutting edge builds that far exceed the statutory minimum standard. Specified "over and above" in this way, our spaces will not meet the challenges of today's occupiers, but tomorrow's too.

Every Bardon Hill build is specified sustainable as standard:

- Rooftop solar PV ready
- Energy saving PIR lighting with motion controls
- Insulation and air tightness exceeding statutory minimums
- Water saving sanitary ware
- Brise soleil to reduce solar gain
- EV charge points

Harworth's commitment to sustainability also extends to the build phase. Winvic, our appointed contractor, undertakes to:

- Minimise energy consumption and maximise energy efficiency
- Eliminate waste
- Reduce the use of raw materials and actively promote the use of recycled materials
- Carefully plan the selection and use of resources
- Work with our supply chain and subcontractors to reduce the environmental impact of their products and activities
- Aim for earthworks levels that reduce the need for on and off-site transport of materials



About Harworth Group

Harworth Group plc is one of the UK's leading land and property regeneration companies, owning and managing over 15,000 acres on around 100 sites in the North of England and the Midlands.

We transform former industrial sites and urban edge extensions into new homes and employment areas; creating sustainable places where people want to live and work.

Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic significance and are at the forefront of regeneration in the UK.

For more information visit www.harworthgroup.com



Harworth

Transform Regenerate Revitalise

A PROJECT BY
Harworth



www.bardonhilllogistics.com

For more information

For further information and to arrange a viewing, please contact one of the joint letting agents on the numbers below.



Alex Reid
alex.reid@matherjamie.co.uk



Cameron Mitchell
cameron.a.mitchell@
cushwake.com

Tom Kimbell
tom.kimbell@
cushwake.com



Charles Spicer
caspicer@savills.com

Daniel Rudd
daniel.rudd@savills.com

Misrepresentation Act: Mather Jamie, Cushman & Wakefield and Savills for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Mather Jamie, Cushman & Wakefield and Savills has any authority to make any representation or warranty whatsoever in relation to this property. Images are indicative only. October 2021