

The dawn of an exciting new era



A **65 acre**
Business, Innovation
and Logistics Park

New units from
7,000 -150,000 sq ft
(650 m² – 13,935 m²)

Available **Freehold**
or Leasehold
(Design & Build)

Deliverable from
Q3 2021

BRAINTREE, ESSEX

HORIZON
BUSINESS INNOVATION & LOGISTICS PARK

750,000+ sq ft

hi-tech, industrial, office and logistics space

Where wellbeing matters



Horizon 120 Braintree

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



Key features include:

Location

Strategically well located to serve Greater London, Essex, Hertfordshire 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

Examples include



The Park

The 65 acre Phase 1 development comprises:

Zone A “The Hub”

New Council funded Enterprise Centre, providing flexible workspace and other on-site employee amenities (gym, café, retail, childcare provision)

Zone B Business & Innovation

10.8 acres designated for office, light industrial, R&D development (Use Class E, including former B1(a) (b) (c) uses)

EOS

New 127,500 sq ft seven unit scheme with units from 7,000 - 27,500 sq ft; designated for office, light industrial, R&D uses (Use Class E, including former B1(a) (b) (c) uses)

Zone C Logistics & Industrial

20 acres designated for warehousing and general industrial uses (Use Classes B2, B8)

Indicative high-tech office building (EOS)



Indicative front elevation of Careco warehouse building



Indicative front elevation of Unit 1



Where the countryside meets commerce and green thinking thrives



Horizon 120 Phase 1 Masterplan

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

	Sq ft	m ²
Unit 1		
Ground	62,500	5,806
First	6,250	581
Total	68,750	6,387
Unit 2		
Ground	27,800	2,583
First	1,400	130
Total	29,200	2,713
Unit 3		
Ground	45,000	4,181
First	4,500	418
Total	49,500	4,599
Unit 4	Under Offer	
Ground	120,000	11,148
First	10,000	929
Total	130,000	12,077
Unit 5		
Ground	30,000	2,787
First	3,000	279
Total	33,000	3,066
Unit 6		
Ground	24,500	2,276
First	2,400	223
Total	26,900	2,499
Unit 7		
Ground	90,000	8,361
First	10,000	929
Total	100,000	9,290
Total GIA	437,350	40,631



Typical Specification

- Buildings will be developed to modern institutionally acceptable standards
- Targeting EPC Rating "A" and BREEAM "Very Good"
- Clear internal heights up to 12m
- Generous yard areas for parking/loading
- Extensive landscaped areas
- A base specification is available upon request

Location. Space. Balance.

Planning & Infrastructure Works

Adopted "Local Development Order" (detailed planning consent achievable within 28 days)

Infrastructure works underway and serviced plots will be ready in April 2021

New Development Opportunities

Horizon 120 is capable of providing new units for office, light industrial, R&D & logistics uses from 7,000 sq ft - 150,000 sq ft

Units are available on a freehold or leasehold design and build basis

New development could be completed ready for occupation from Q3 2021

Location



Sat Nav CM77 7WW Key journey times:

Stansted Airport	15 miles	15 mins
M11 (J8)	16 miles	15 mins
Central London	52 miles	1 hour 12 mins
Chelmsford	10 miles	17 mins
Colchester	19 miles	20 mins
Harwich	37 miles	50 mins
Felixstowe	45 miles	60 mins
London Gateway	34 miles	47 mins

Approximate journey times only



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: 92,200

Working Age Population

5-Year growth forecast
Braintree: +1.4%
UK: +0.6%

Employment In Manufacturing

Braintree: 11.6%
East of England: 9.8%
UK: 7.6%

Employment In Transportation & Storage

Braintree: 4.8%
East of England: 5.6%
UK: 5.1%

All enquiries



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