

A NEW HIGH QUALITY DEVELOPMENT OF NINE UNITS

AVAILABLE UNITS FROM 8,653 SQ FT TO 16,420 SQ FT

Suitable for light industrial, high-tech/R&D and warehouse uses

**CONSTRUCTION COMPLETED AND READY FOR OCCUPATION**

40%  
ALREADY LET



eos

HORIZON • BRAINTREE  
ESSEX CM77 7BA



# THE DEVELOPMENT SCHEME

EOS is a new 124,085 sq ft industrial development arranged in four blocks to provide six semi-detached units and a terrace of three units, all with fully fitted first floor offices and designated parking. Units 8 and 9 also benefit from their own secure fenced/gated yards.

Unit	sq ft	sq m
1	12,022	1,117
2	8,653	804
3	13,810	1,283
4	16,420	1,525
5	13,489	1,253
6	11,110	1,033
7	FERNLEY HEATHROW LTD (T/A GATE GORMET)	
8	ORANGE TRANSGROUP LTD (T/A I.T. WAY TRANS GROUP)	
9	DORMAN SMITH	



- Strategic North Essex location, close to A120, in an attractive countryside setting adjacent to Great Notley Country Park
- Highly sustainable ESG driven build specification

EOS forms part of the 100 acre Horizon 120 Business, Innovation & Logistics Park. The park is a major regional development project which is intended to provide in excess of 750,000 sq ft of high-tech, industrial, office and logistics space, once fully completed.

Developments completed/under construction for major occupiers at Horizon 120 Business Park include:

- A new 140,000 sq ft manufacturing facility for **British Offsite**
- A new 100,000 sq ft headquarters for **CareCo**
- A 30,000 sq ft facility for **Essex X-Ray**

A new Council funded Enterprise Centre was 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.



# SPECIFICATION

- Fully fitted offices with raised access floors
- 8m clear internal height
- 40kN/m<sup>2</sup> floor loadings
- Generous yard areas for parking/loading, ranging in depth from 20-25m
- Surface loading doors (5m high x 4m wide)
- Telephone/data services, mains water and electricity
- Extensive landscaped areas
- A detailed specification is available upon request



## AHEAD OF WHAT'S NEXT: SUSTAINABILITY DRIVEN-DESIGN

The units have been constructed with high-performance sustainability at their core, with A-rated energy efficiency, renewable energy and certification.



EPC A rating and  
BREEAM "Very Good"



Low energy heating/  
comfort cooling system  
with air source heat pumps



Energy efficient LED  
lighting



Electric vehicle  
charging points (except  
Unit 2) and ducting  
installed for future  
provision



30% of energy demand  
met by renewable  
sources



Water conservation  
measures



Highly efficient  
thermal cladding



# UNITS 8 & 9 WITH SECURE FENCED YARD AREAS



Unit 8 interior



Units 8 and 9



Secure fenced yard of Unit 8



<b>UNIT 1</b>	First Floor	1,256 sq ft	117 sq m
	Ground	10,766 sq ft	1,000 sq m
<b>TOTAL</b>		<b>12,022 sq ft</b>	<b>1,117 sq m</b>
17 car parking spaces			

<b>UNIT 2</b>	First Floor	977 sq ft	91 sq m
	Ground	7,676 sq ft	713 sq m
<b>TOTAL</b>		<b>8,653 sq ft</b>	<b>804 sq m</b>
8 car parking spaces			

<b>UNIT 3</b>	First Floor	1,596 sq ft	148 sq m
	Ground	12,214 sq ft	1,135 sq m
<b>TOTAL</b>		<b>13,810 sq ft</b>	<b>1,283 sq m</b>
20 car parking spaces			

<b>UNIT 4</b>	First Floor	1,679 sq ft	156 sq m
	Ground	14,741 sq ft	1,369 sq m
<b>TOTAL</b>		<b>16,420 sq ft</b>	<b>1,525 sq m</b>
16 car parking spaces			

<b>UNIT 5</b>	First Floor	1,520 sq ft	141 sq m
	Ground	11,969 sq ft	1,112 sq m
<b>TOTAL</b>		<b>13,489 sq ft</b>	<b>1,253 sq m</b>
15 car parking spaces			

<b>UNIT 6</b>	First Floor	1,470 sq ft	137 sq m
	Ground	9,640 sq ft	896 sq m
<b>TOTAL</b>		<b>11,110 sq ft</b>	<b>1,033 sq m</b>
17 car parking spaces			

<b>UNIT 7</b>	First Floor	1,361 sq ft	126 sq m
	Ground	9,182 sq ft	853 sq m
<b>TOTAL</b>		<b>10,543 sq ft</b>	<b>979 sq m</b>
15 car parking spaces			

<b>UNIT 8</b>	First Floor	2,065 sq ft	192 sq m
	Ground	14,601 sq ft	1,356 sq m
<b>TOTAL</b>		<b>16,666 sq ft</b>	<b>1,548 sq m</b>
18 car parking spaces			

<b>UNIT 9</b>	First Floor	2,916 sq ft	271 sq m
	Ground	18,456 sq ft	1,715 sq m
<b>TOTAL</b>		<b>21,372 sq ft</b>	<b>1,986 sq m</b>
30 car parking spaces			

<b>TOTAL</b>		<b>124,085 sq ft</b>	<b>11,529 sq m</b>
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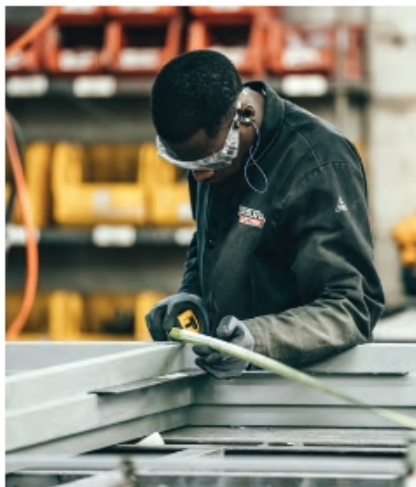
Approximate Gross Internal Areas

# DEMOGRAPHICS

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.

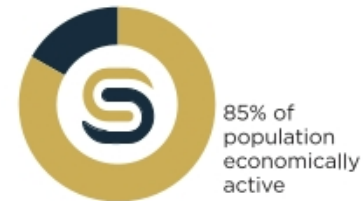
House prices are lower than the regional average and this should encourage first time buyers and lower income families to locate in the area and help to maintain the future labour pool.

The working age population in Braintree is forecast to grow +1.1% over the next five years. Average weekly earnings are lower than the regional and UK average.



## BRAINTREE - LOCAL LABOUR POOL

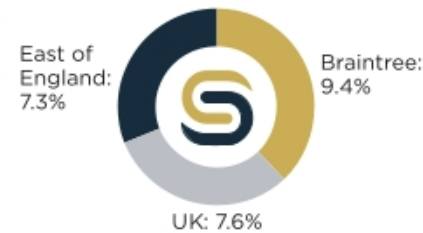
**Working Age Population**  
(age 16-64 years) 94,900



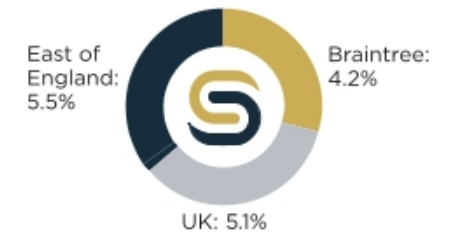
**Working Age Population**  
(5-Year growth forecast)



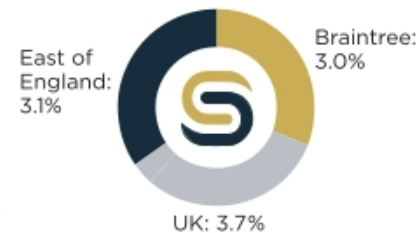
**Employment in Manufacturing**



**Employment in Transportation & Storage**

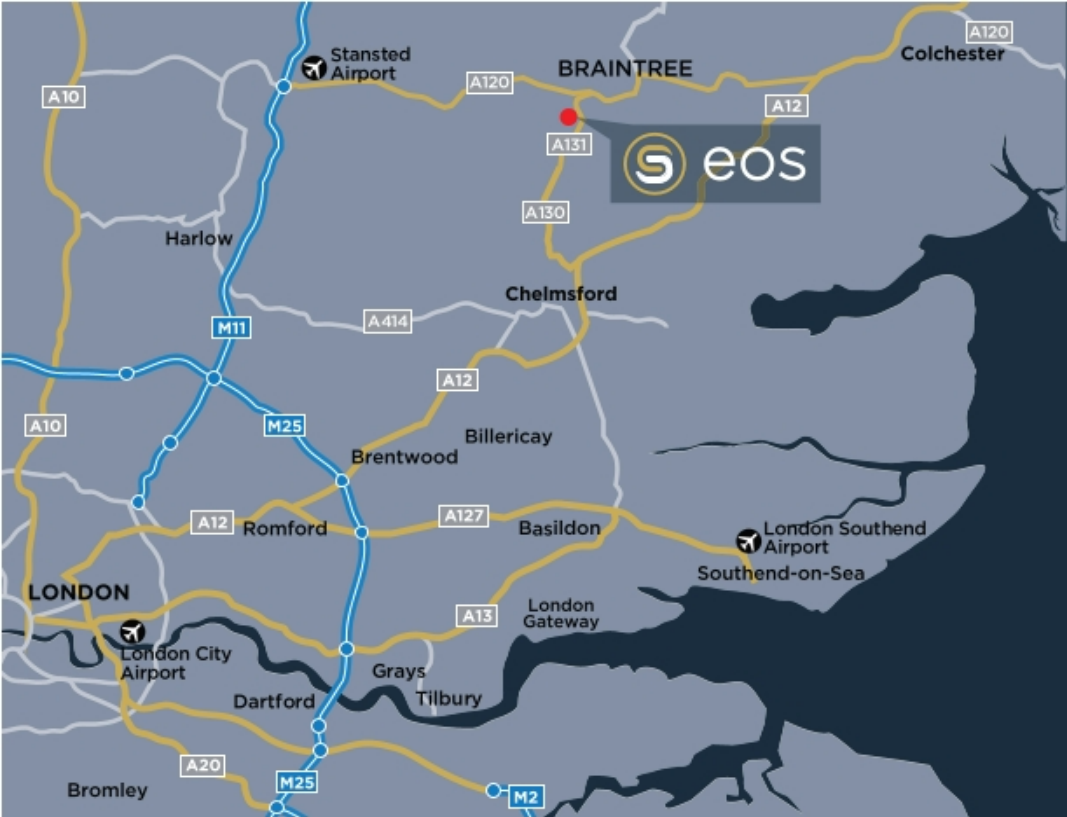


**Unemployment**  
(end of 2022 Forecast)



**Average Weekly Earning**





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	miles	mins
A120	2.3	6
Stansted Airport	15	15
M11 (J8)	16	15
Chelmsford	10	17
Colchester	19	29
London Gateway	34	47
Harwich	37	50
Felixstowe	45	60
Central London	52	72

### TERMS

Available to let on new full repairing and insuring leases.  
 Rent upon application.

### FURTHER INFORMATION

For further information please contact the joint sole agents

A development by



**nuveen**  
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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. October 2023.