

HORIZON

BUSINESS INNOVATION & LOGISTICS PARK

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

TO LET

A new 34,426 ft² (3,198 m²) development of two detached industrial/warehouse units

UNIT 5a
16,394 ft²

UNIT 5b
18,032 ft²



Horizon 120 Braintree

Horizon 120 is an exemplar business park for the region, 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.



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

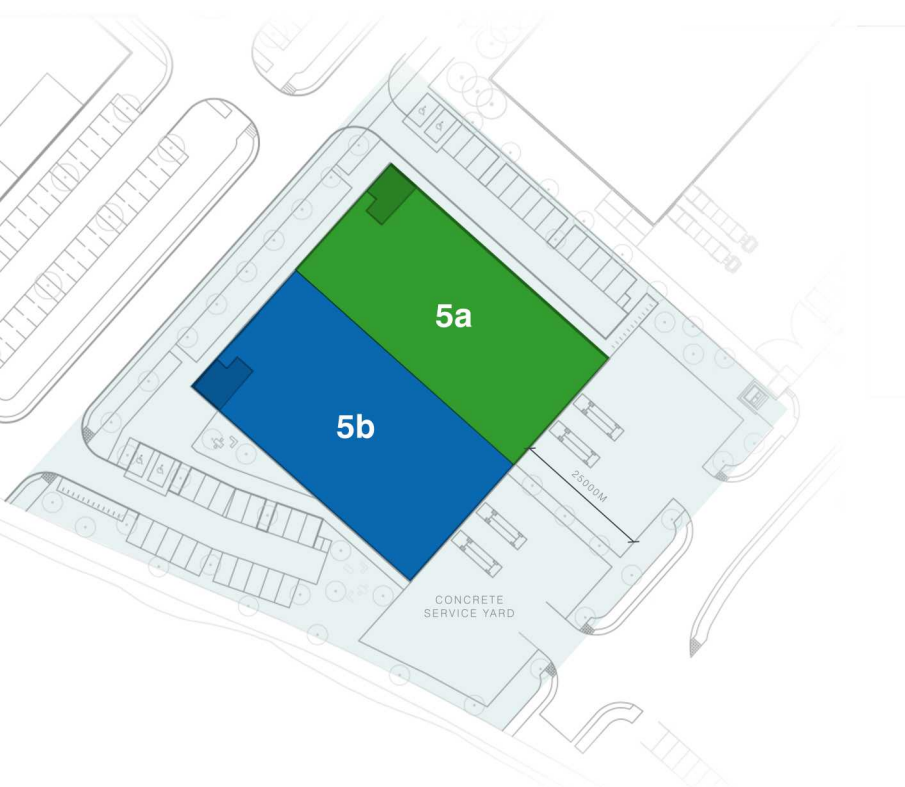
The Masterplan illustrates the preferred development layout but it can be adapted to suit alternative occupier's bespoke requirements.

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

All enquiries



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Every care has been taken in the preparation of these details; however, any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. Computer generated images are indicative only and can be subject to change. VAT may be applicable to rent/price quoted. February 2023. Designed by www.LabanBrownDesign.co.uk