

SPARK

BISHOP'S STORTFORD J8 M11

**12 NEW HIGHLY SPECIFIED GRADE A INDUSTRIAL
UNITS FROM 2,422 - 60,473 SQ FT**

TO LET
AVAILABLE Q4 2023

**IGNITING
OPPORTUNITY**

**NET ZERO
CARBON
CONSTRUCTION**

TRADE | MANUFACTURING | DISTRIBUTION | R&D

SPARKBISHOPSTORTFORD.CO.UK



WRENBRIDGE



**FIERA
REAL ESTATE**

LOCATION

TOWN CENTRE
1.5 MILES

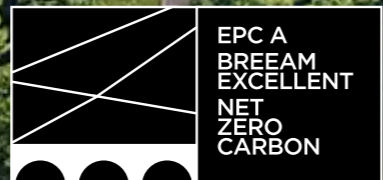
TRAIN STATION
1.7 MILES

LOCAL CENTRE
& AMENITY

M11/J7a
6.5 MILES

COUNTRY PARK
1.5 MILES

M11/J8
6 MILES



Spark is a significant development at the heart of Bishop's Stortford South - a new urban extension, built with people, places and prosperity in mind.

Set across 8.5 acres, and designated for E(g)(ii) and E(g)(iii) uses, B2, B8, the development offers a highly-sustainable, modern design, providing a prime location for urban logistics and distribution, manufacturing and R&D.

WHERE BUSINESSES SHINE

units from 2,422 to
60,473 sq ft

attractive
landscaped
environment

6 miles,
11 minutes to
M11 J8

20 miles,
28 minutes to
M25 J27

target BREEAM
Excellent

access to
highly
skilled
workforce

PLANNING GRANTED | OCCUPATION FROM Q4 2023

ACCOMMODATION

(all dimensions GEA)

A1	SQ M	SQ FT
GF	2,428	26,135
FF Office	348	3,746
TOTAL	2,776	29,881
Parking Spaces	32	
EV spaces	6	
Loading Doors	2	
Eaves Height	10M	
Yard Depth	20M	

B1	SQ M	SQ FT
GF	1,088	11,711
FF Office	121	1,302
TOTAL	1,209	13,014
Parking Spaces	12	
EV spaces	4	
Loading Doors	1	
Eaves Height	10M	
Yard Depth	20M	

A2	SQ M	SQ FT
GF	1,899	20,441
FF Office	287	3,089
TOTAL	2,186	23,531
Parking Spaces	25	
EV spaces	6	
Loading Doors	2	
Eaves Height	10M	
Yard Depth	20M	

B2	SQ M	SQ FT
GF	1,757	18,913
FF Office	192	2,067
TOTAL	1,949	20,979
Parking Spaces	20	
EV spaces	6	
Loading Doors	2	
Eaves Height	10M	
Yard Depth	20M	

C1	SQ M	SQ FT
GF	695	7,481
FF Office	154	1,658
TOTAL	849	9,139
Parking Spaces	9	
EV spaces	2	
Loading Doors	1	
Eaves Height	8M	
Yard Depth	15M	

C2	SQ M	SQ FT
GF	548	5,899
TOTAL	548	5,899
Parking Spaces	8	
EV spaces	2	
Loading Doors	1	
Eaves Height	8M	
Yard Depth	15M	

C3	SQ M	SQ FT
GF	695	7,481
FF Office	154	1,658
TOTAL	849	9,139
Parking Spaces	9	
EV spaces	2	
Loading Doors	1	
Eaves Height	8M	
Yard Depth	15M	

C4	SQ M	SQ FT
GF	460	4,952
FF Office	127	1,367
TOTAL	587	6,319
Parking Spaces	5	
EV spaces	2	
Loading Doors	1	
Eaves Height	8M	
Yard Depth	10M	

C5	SQ M	SQ FT
GF	225	2,422
TOTAL	225	2,422
Parking Spaces	2	
EV spaces	2	
Loading Doors	1	
Eaves Height	8M	
Yard Depth	10M	

C6	SQ M	SQ FT
GF	338	3,638
TOTAL	338	3,638
Parking Spaces	5	
EV spaces	2	
Loading Doors	1	
Eaves Height	8M	
Yard Depth	10M	

C7	SQ M	SQ FT
GF	347	3,735
FF Office	127	1,367
TOTAL	474	5,102
Parking Spaces	4	
EV spaces	2	
Loading Doors	1	
Eaves Height	8M	
Yard Depth	10M	

D1	SQ M	SQ FT
GF	5,019	54,026
FF Office	599	6,448
TOTAL	5,618	60,473
Parking Spaces	42	
EV spaces	10	
Loading Doors	5	
Eaves Height	12M	
Yard Depth	42.3M	



**UNITS FROM
2,422 TO
60,473 SQ FT
AVAILABLE
Q4 2023**

SUSTAINABILITY

THE FUTURE'S BRIGHT

Sustainable, energy-saving design for forward-thinking businesses.

Carefully considered for low energy, waste management and carbon reduction, Spark's highly-specified, net-zero carbon construction is designed to optimise operational efficiencies and minimise running costs, whilst protecting the natural environment.



EPC A
BREEAM
EXCELLENT
NET
ZERO
CARBON



INDUSTRY RATED

- Target BREEAM: 'Excellent'
- Target EPC: 'A'
- Net-Zero Carbon Construction

EFFICIENT

- Low-energy heating and cooling systems to reduce consumption
- PIR LED Lighting to all office spaces
- Highly insulated buildings mitigate air leakage
- Changing and Shower Facilities to all offices
- Rooflights to 15% of roof area

RENEWABLE

- Photovoltaic panels 10% Electric Car Charging Points, with provision for 100%
- Electric cycle charging points
- Electric point provision for HGVs
- Infrastructure for future renewable growth

WELL BEING

- Landscaped cycle and walking routes to encourage sustainable commute
- Extensive landscaping on site
- Green roof covered cycle storage
- Proposed local centre on adjacent site

SPARK



CONNECTIVITY & DEMOGRAPHICS



SHINING THE SPOTLIGHT

Spark sits within the M11 corridor for innovation – a pioneering region, best known for technology, bioscience, research and development.

The area is a hotbed of talent, with a skilled labour force on the doorstep. 49% of the Hertfordshire population are educated to NVQ Level 4 and above, significantly higher than the national average (43.1%).

All above figures: Nomis - Hertfordshire

32,000
people work in
manufacturing

77,000
people work in
professional,
scientific and
technical activities

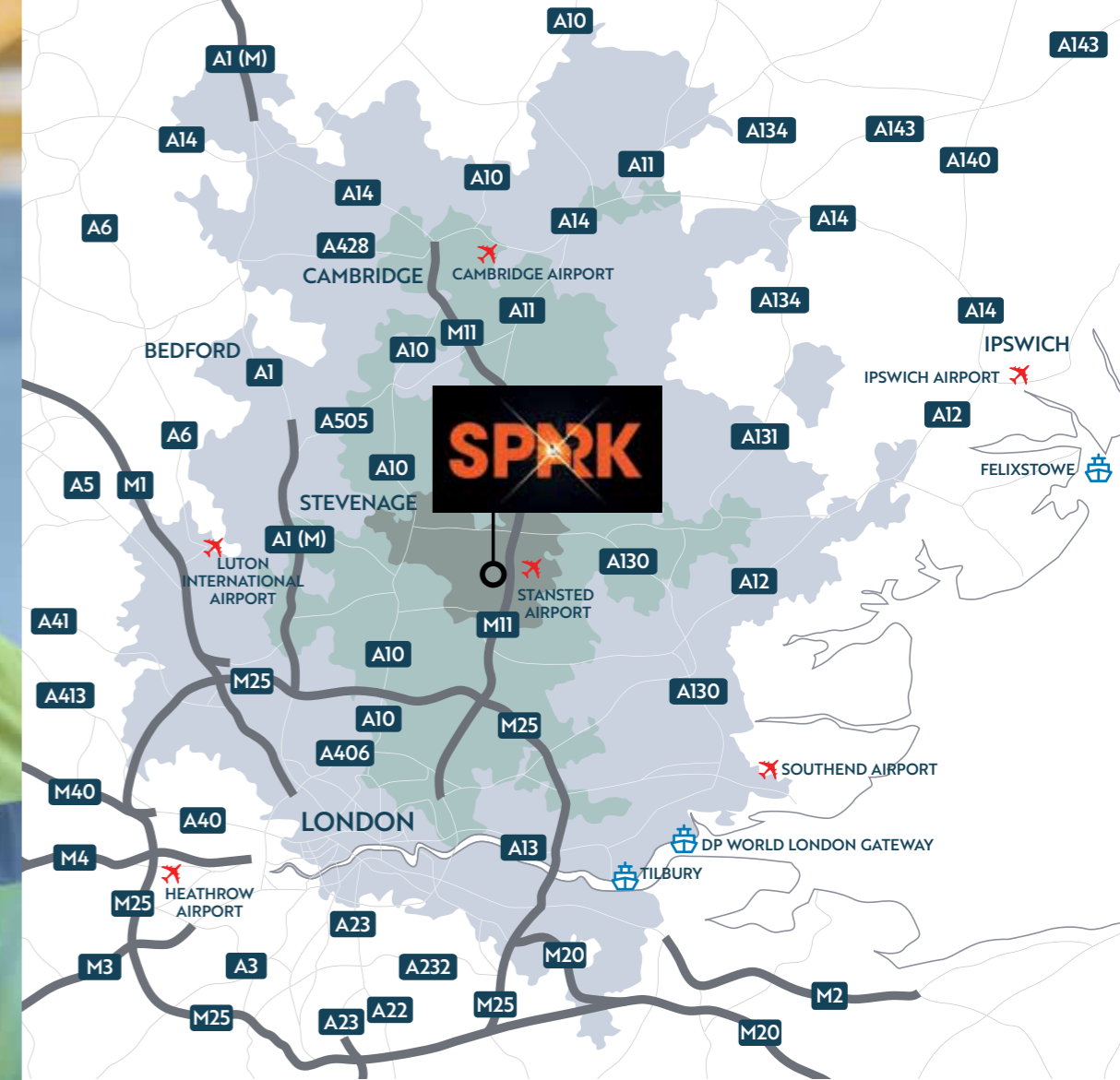


1,195,700
local
population

49%
educated to
NVQ Level 4 and
above



6 miles
to J8/M11
20 miles
to J27/M25



SPARKING CONNECTIONS

Spark is situated on St James Way, linking to the A120 and offering direct and fast access to J8, the new J7a M11, and the wider motorway network.

DRIVETIMES

0 - 30 mins
30 - 60 mins
60 - 90 mins

MOTORWAYS:	Miles	Minutes
J8 / M11	6	11
J7a / M11*	6.5	13
J27 / M25	20	28
J7 / A1M	23	37

CITIES / TOWNS / LANDMARKS	Miles	Minutes
Bishop's Stortford Rail Station	1.7	5
Bishop's Stortford	1.5	6
Chelmsford	18	34
Cambridge	29.5	40
London	30	55
Dartford	34	50

AIRPORTS	Miles	Minutes
London Stansted	9	15
London Luton	33	51
London Heathrow	57	70

PORTS	Miles	Minutes
DP World London Gateway	34	45
Port of Tilbury	35	48
Felixstowe	65	80

WELLBEING & AMENITY



woodlands
and boulevard trees for an enhanced natural environment

dedicated
cycle and walking routes on site



shower facilities
to encourage an active daily commute

1.5 miles
to Bishop's Stortford Town Centre

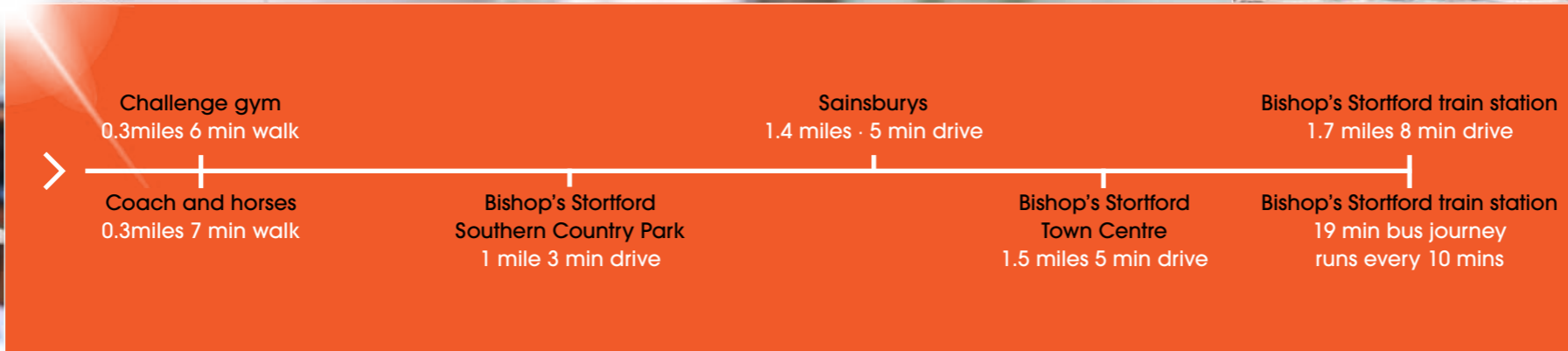


A SPARKLING SETTING

An environment that promotes staff health and wellbeing, with a range of lifestyle amenities on its doorstep.

Positioned approximately 1.5 miles to the south of Bishop's Stortford town centre and railway station, Spark offers local employees an excellent work-life balance.

The planned local centre adjacent to the site will provide further amenity only a stone throws away from the scheme.



SPARK



[VIEW ON GOOGLE MAPS](#)

SPARK

BISHOP'S STORTFORD J8 M11

SAT NAV: CM23 4AT

WHAT3WORDS: ///FEAST.AWAKE.SHARE

Want to know more about this bright new development?

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A Development by



WRENBRIDGE



**FIERA
REAL ESTATE**

SPARKBISHOPSTORTFORD.CO.UK

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