



A NEW HIGH QUALITY DEVELOPMENT OF NINE UNITS RANGING FROM 8,540 SQ FT TO 21,045 SQ FT

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



Coming Soon - Completion April 2023
Available to Let



eos

HOR120N • BRAINTREE ESSEX

- Strategic North Essex location, close to A120, in an attractive countryside setting adjacent to Great Notley Country Park
- Highly sustainable ESG driven build specification
- Under Construction – Practical Completion April 2023

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 Off Site**
- a new 100,000 sq ft headquarters for **CareCo**
- a 30,000 sq ft facility for **Essex XRay**

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.



CGI of Units 5,6,7

Specification

THE DEVELOPMENT SCHEME

EOS is a new 122,730 sq ft speculative 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.

PLANNING

Planning consent was granted under a Local Development Order permitting Use Classes E (g) (i-iii) office, research and development, light industrial, with ancillary uses permitted as a function of the main use granted, including storage and distribution.

- Fully fitted offices with raised access floors and low energy heating/comfort cooling system incorporating air source heat pumps & heat recovery ventilation units
- Photovoltaic roof panels
- Energy efficient LED lighting
- Ducting in place for future provision of Electric Vehicle charging points
- 8m clear internal height
- 40kN/m² floor loadings
- Surface loading doors (5m high x 4m wide)
- Generous yard areas for parking/loading, ranging in depth from 20-25m (units 8 & 9 also benefit from secure fenced/gated yards)
- Telephone/data services, mains water and electricity
- Extensive landscaped areas
- Targeting EPC Rating “A” and BREEAM “Very Good”
- A detailed specification is available upon request





UNIT 1	First Floor	1,188 sq ft	110 sq m
	Ground	10,732 sq ft	997 sq m
TOTAL		11,920 sq ft	1,107 sq m
17 car parking spaces			

UNIT 2	First Floor	905 sq ft	84 sq m
	Ground	7,635 sq ft	709 sq m
TOTAL		8,540 sq ft	793 sq m
8 car parking spaces			

UNIT 3	First Floor	1,538 sq ft	143 sq m
	Ground	12,166 sq ft	1,130 sq m
TOTAL		13,704 sq ft	1,273 sq m
20 car parking spaces			

UNIT 4	First Floor	1,605 sq ft	149 sq m
	Ground	14,690 sq ft	1,365 sq m
TOTAL		16,295 sq ft	1,514 sq m
16 car parking spaces			

UNIT 5	First Floor	1,451 sq ft	135 sq m
	Ground	11,957 sq ft	1,111 sq m
TOTAL		13,408 sq ft	1,246 sq m
15 car parking spaces			

UNIT 6	First Floor	1,390 sq ft	129 sq m
	Ground	9,597 sq ft	892 sq m
TOTAL		10,987 sq ft	1,021 sq m
17 car parking spaces			

UNIT 7	First Floor	1,260 sq ft	117 sq m
	Ground	9,135 sq ft	849 sq m
TOTAL		10,395 sq ft	966 sq m
15 car parking spaces			

UNIT 8	First Floor	2,022 sq ft	188 sq m
	Ground	14,415 sq ft	1,339 sq m
TOTAL		16,437 sq ft	1,527 sq m
18 car parking spaces			

UNIT 9	First Floor	2,845 sq ft	264 sq m
	Ground	18,199 sq ft	1,691 sq m
TOTAL		21,044 sq ft	1,955 sq m
30 car parking spaces			

TOTAL		122,730 sq ft	11,402 sq m
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Approximate Gross Internal Areas



	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



and

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