

# The dawn of an exciting new era



A 100 acre Business, Innovation and Logistics Park strategically located close to the A120

New units from **20,000 - 160,000 sq ft** (1,858 m<sup>2</sup> - 14,865 m<sup>2</sup>)

Estate infrastructure **completed**

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

New development deliverable within **10 - 12 months**

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 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, Herts 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



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).

### 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

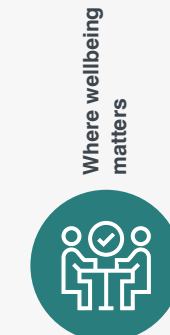
New 120,000 sq ft nine unit scheme ranging in unit sizes from 8,325 sq ft to 20,000 sq ft, suitable for business and logistics uses. The development is being speculatively developed for practical completion Q2 2023. Units available on a leasehold basis only.

### 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 under construction for completion in Q4 2022. Suitable for business and logistics uses. Units available on a leasehold basis.

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Indicative rendering of Unit 5

**Units 5, 6 & 7**

Three fully serviced plots totalling 6.5 acres with the benefit of E use class with ancillary B8 use, providing units of 26,800 sq ft to 85,000 sq ft, available on a freehold / leasehold design & build basis.

**Units 8a and 8b**

2.57 acre plot with potential for two self contained office / research and development units with on site parking adjacent to The Plaza / Enterprise Centre providing two storey accommodation of 23,000 sq ft to 60,000 sq ft in a high profile location facing the site entrance.

**Phase 2 Land for future development**

A further site of c 35 acres is currently being prepared for a second phase of development providing up to 600,000 sq ft of logistics and employment accommodation in units from 50,000 sq ft to 150,000 sq ft.

Delivery is subject to detailed planning but is anticipated by the end of 2023.

Available on leasehold or freehold design and build packages, terms subject to size specification and timing.



Indicative rendering of Unit 6

**Planning & Infrastructure Works**

Estate infrastructure works completed and serviced plots ready for immediate development.

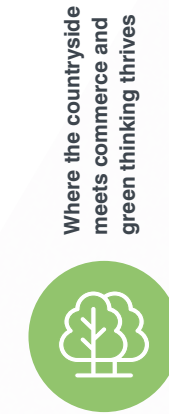
Adopted "Local Development Order" with detailed planning consent achievable within 28 days (Units 6 & 7 only). NB Unit 5 already benefits from a full detailed consent).

**New Development Opportunities**

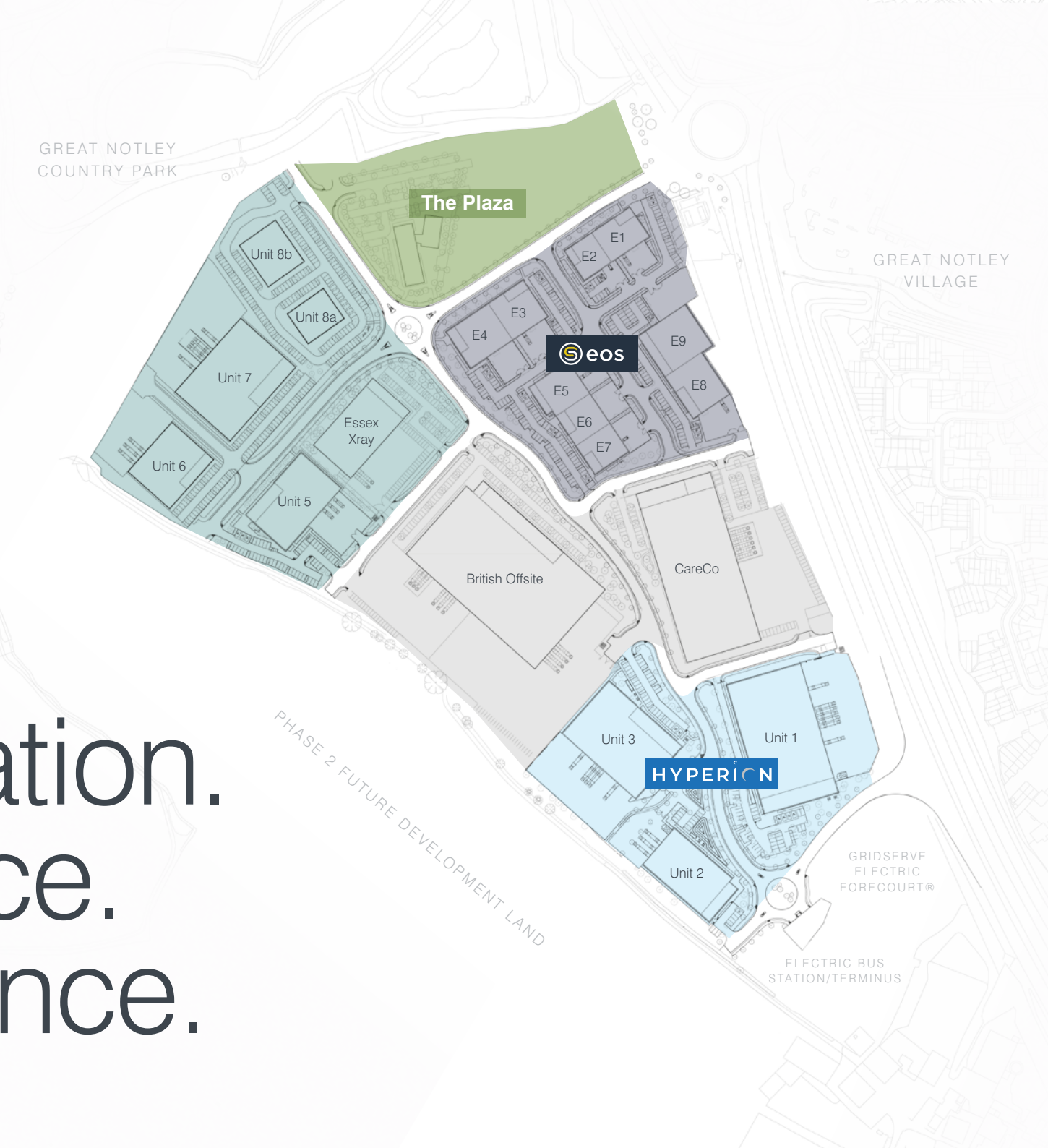
New development deliverable within 10 - 12 months.

Buildings will meet industry leading "BREEAM" ratings and will be built to high environmental standards, with energy efficiency and low occupational costs in mind.

Best in class fibre optic connectivity and WIFI hotspots and electric vehicle charging points.



# Location. Space. Balance.



**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 <sup>2</sup>
<b>Unit 1</b>		
Ground	68,985	6,409
First	7,718	717
Total	76,703	7,126
<b>Unit 2</b>		
Ground	27,781	2,581
First	3,154	293
Total	30,935	2,874
<b>Unit 3</b>		
Ground	46,015	4,275
First	5,393	501
Total	51,408	4,776
<b>Unit 5</b>		
Ground	29,250	2,717
First	3,250	302
Total	32,500	3,019
<b>Unit 6</b>		
Ground	24,128	2,242
First	2,685	249
Total	26,813	2,491
<b>Unit 7</b>		
Ground	51,780	4,810
First	5,750	535
Total	57,530	5,345
<b>Unit 8a</b>		
Ground	11,475	1,066
First	11,475	1,066
Total	22,950	2,132
<b>Unit 8b</b>		
Ground	17,845	1,658
First	17,845	1,658
Total	35,690	3,316



Indicative rendering of Unit 7



**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



what3words broker.jumbo.boardroom

### 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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