

HYPERION

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

TO LET

A new 159,000 ft² (14,776 m²) development of three detached industrial/warehouse units

Unit 1: 76,703 ft² | **Unit 2:** 30,935 ft² | **Unit 3:** 51,408 ft²

UNDER CONSTRUCTION

Practical Completion – Q4 2022





Horizon 120 Business, Innovation & Logistics Park

Hyperion is a new 8 acre speculative industrial / logistics development and forms part of the 100 acre Horizon 120 business park which is set to become an exemplar business park for the region. It is 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.

- 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:

Delmonde Plc (logistics), Alphasense (hi technology sensors), Weston Homes (modular home manufacture / distribution), Safran (aviation hi tech), Global Resale (computer hi tech / distribution).

Occupiers already committed to Horizon 120 business park include:

British Off Site, part of Weston Group Plc (140,000 ft² new manufacturing facility), CareCo (100,000 ft² new headquarters) and Essex XRay (30,000 ft² facility).

A new Council funded Enterprise Centre, under construction for completion in June 2022, will provide flexible workspace and other on-site employee amenities (gym, café, retail, childcare provision).



The Development

The new development will comprise three detached high quality industrial / logistics units of steel portal framed construction with composite panel clad elevations and roofs, and fully fitted first floor offices, dedicated parking, and secure yards.

Planning consent was granted under a Local Development Order permitting unrestricted general industrial and logistics uses (Use Classes B2, B8).

The development is under construction and scheduled for practical completion in Q4 2022.

Indicative rendering of Unit 2



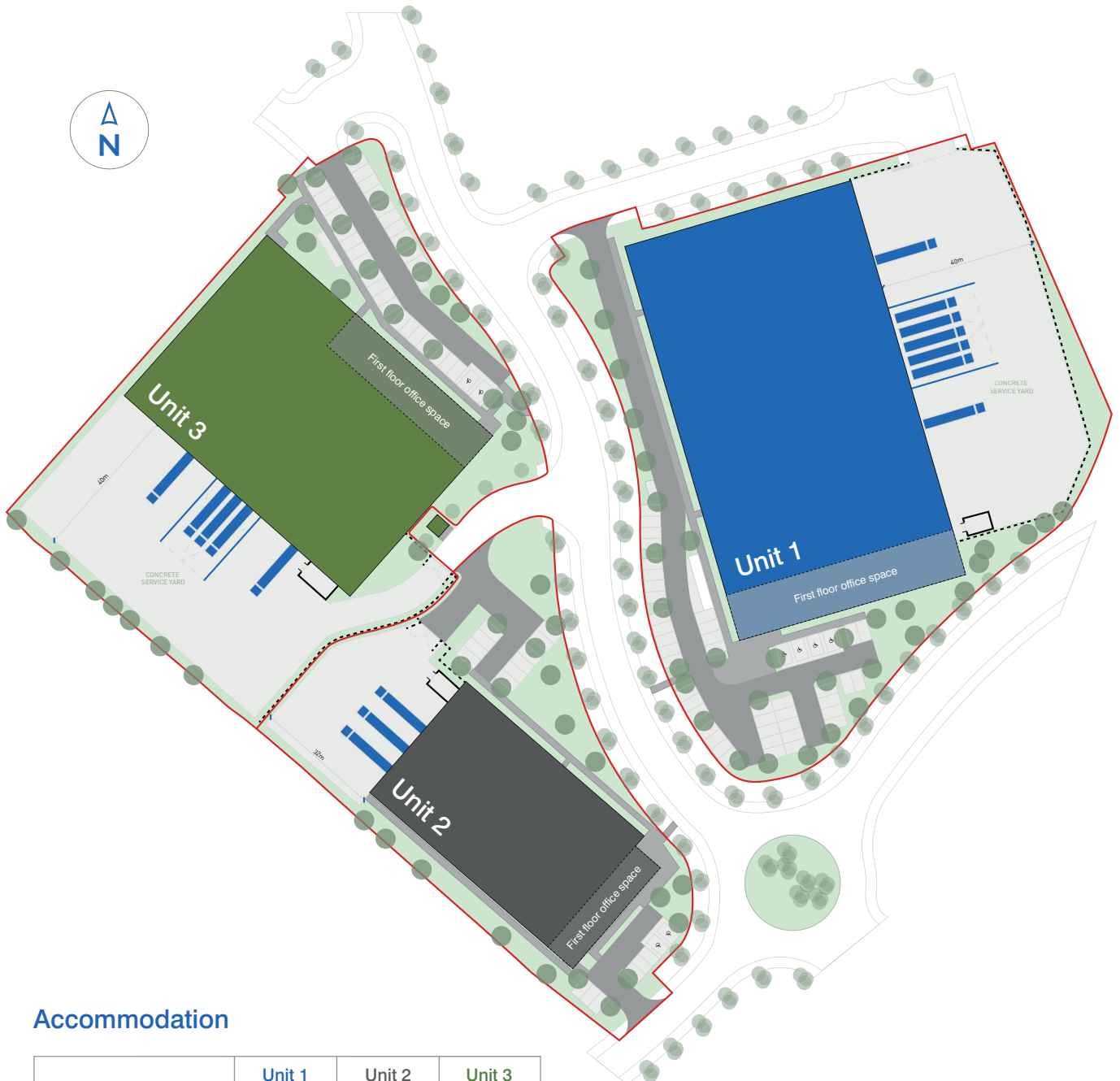
Indicative rendering of Unit 3

Indicative rendering of Unit 1



Specification

- Attractive parapet roofs (4 degrees pitch) with non-visible solar / PV panels
- Siphonic rainwater system
- Clear internal heights 10-12 m
- 50KN / m² floor loadings
- Surface loading (5 m high x 4 m wide doors)
- Dock level loading (3 m high x 3 m wide doors) to units 1 & 3
- Fully fitted offices with raised access floors and air conditioning
- Telephone / data services, mains water and electricity (560 KVA, 275 KVA & 400 KVA three phase power supply to units 1-3 respectively)
- Generous yard areas for parking / loading
- Fully fenced and gated plots
- Extensive landscaped areas
- Targeting EPC Rating "A" and BREEAM "Very Good"
- Detailed specification is available upon request



Accommodation

	Unit 1	Unit 2	Unit 3
Ground	68,985	27,781	46,015
First Floor	7,718	3,154	5,393
Total GEA (ft ²)	76,703	30,935	51,408
Total GEA (m ²)	7,126	2,874	4,776
Clear Internal Height	12	10	12
Car Spaces	46	18	31
Dock Loading Bays	5	0	3
Surface Loading Bays	2	3	2
Yard Depth (m)	40	32	40

Indicative plot boundaries

Location



Travel Times

Stansted Airport
 Distance: 15 miles
 Journey Time: 15 mins

M11 (J8)
 Distance: 16 miles
 Journey Time: 15 mins

Central London
 Distance: 52 miles
 Journey Time: 72 mins

Chelmsford
 Distance: 10 miles
 Journey Time: 17 mins

Colchester
 Distance: 19 miles
 Journey Time: 20 mins

Harwich
 Distance: 37 miles
 Journey Time: 50 mins

Felixstowe
 Distance: 45 miles
 Journey Time: 60 mins

London Gateway
 Distance: 34 miles
 Journey Time: 47 mins

Approximate journey times only.

Getting here:

SAT NAV

CM77 7AY

what3words

broker.jumbo.boardroom



All enquiries



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www.horizon120.com/hyperion

A development by the Marshgate Group



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