

COALVILLE · M1 J22 · LE67 1GZ

BARDON HILL

READY FOR
IMMEDIATE
OCCUPATION

UNIT 5 – BARDON HILL

118,426 SQ FT

NEW GRADE A INDUSTRIAL
& LOGISTICS UNIT

VIEW SITE
VIDEO



A PROJECT BY
Harworth

2 MILES FROM M1 J22 | 12 MILES FROM EAST MIDLANDS AIRPORT

UNIT 5 BARDON HILL

SCHEDULE OF ACCOMMODATION

UNIT 5

Warehouse	9,924 sq m	106,826 sq ft
Undercroft	539 sq m	5,800 sq ft
First floor offices	539 sq m	5,800 sq ft
TOTAL	11,002 sq m	118,426 sq ft

 **10**
DOCK DOORS

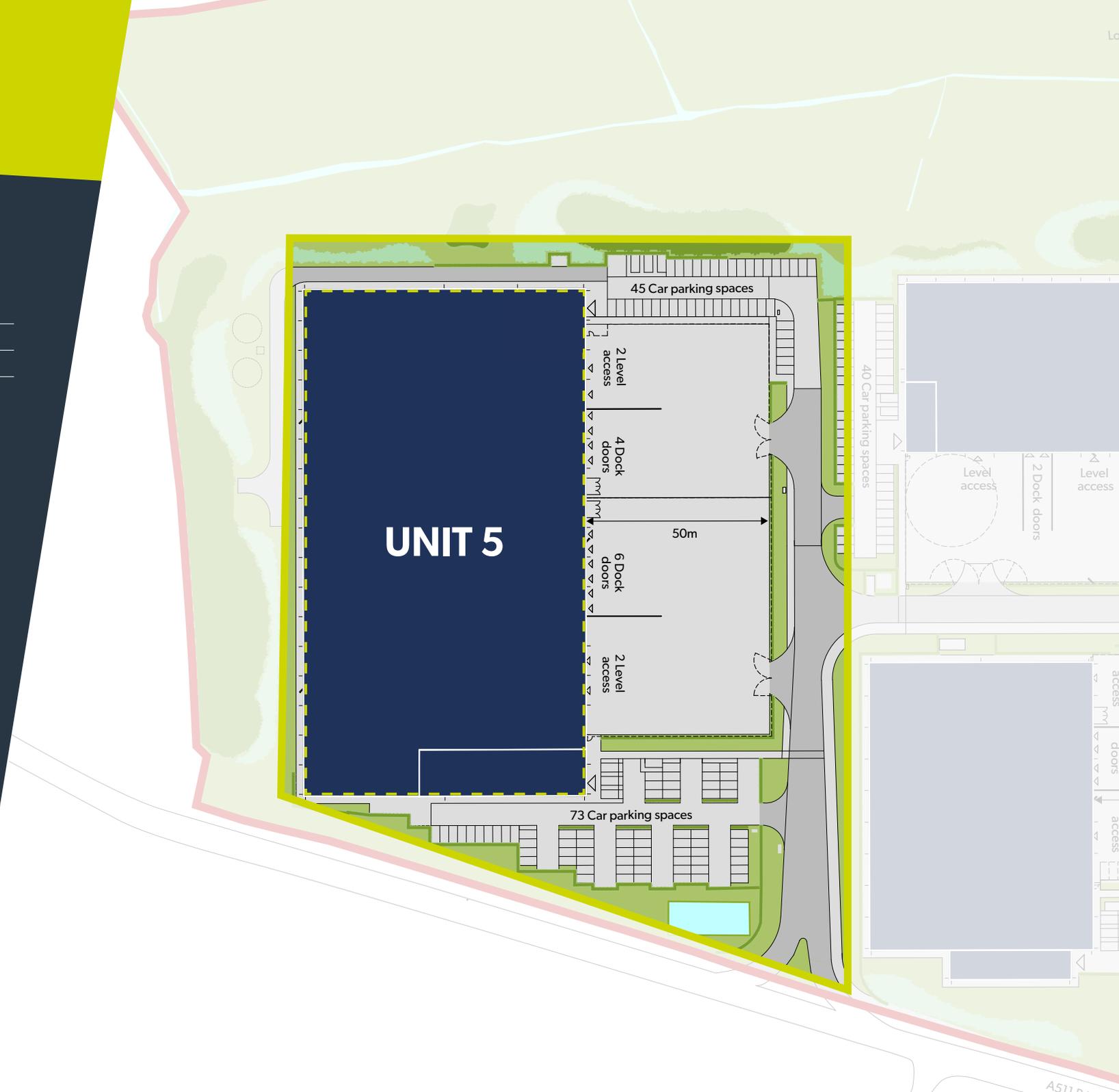
 **4**
LEVEL DOORS

 **7**
EV CHARGING POINTS

 **145**
CAR PARKING SPACES

 **12.5m**
CLEAR HEIGHT

 **685**
KVA



BUILT WITH EXCELLENT SUSTAINABILITY CREDENTIALS



Extensive areas of landscaping



Thermally efficient fabric



Targeting net zero in construction



PVs to be installed in 2023



Net Zero Carbon in occupation ready



Ability to upgrade the power to 1.5MVA (unit 5)

A 0-25

Target EPC rating
'A+'*

*targeting post PV installation

BREEAM[®]

Target BREEAM
'Excellent'*

*targeting post PV installation



LOCATION

MOTORWAYS	DISTANCE	TIME
M1 J22	2 miles	4 mins
A42 J13	6 miles	13 mins
M1 J21 (M69)	10 miles	17 mins
M1 J24a (A50)	14 miles	28 mins
M1 J19 (M6/A14)	26 miles	41 mins

CITIES	DISTANCE	TIME
Leicester	10 miles	22 mins
Derby	26 miles	40 mins
Birmingham	36 miles	56 mins
Sheffield	57 miles	1 hr 11 mins
London	108 miles	2 hr 19 mins

PORTS	DISTANCE	TIME
Immingham	110 miles	2 hr 23 mins
Liverpool	116 miles	2 hr 34 mins
Southampton	148 miles	2 hr 53 mins
Felixstowe	155 miles	3 hr 06 mins

AIRPORTS	DISTANCE	TIME
East Midlands	12 miles	24 mins
Birmingham	34 miles	50 mins
Coventry	32 miles	47 mins
London Heathrow	108 miles	2 hr 20 mins

76%
UK population within 4.5 hours by HGV

3.2m
Customers within 45 mins by van

East Midlands Airport within
24 mins



VAN REACH / DRIVE TO WORK
POPULATION - DRIVE TIME

- 76,926 - Up to 15 minutes
- 1,088,330 - Up to 30 minutes
- 3,159,904 - Up to 45 minutes

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BARDON HILL

Source: Lorry Route Planner

CONTACT & FURTHER INFORMATION

For further information and to arrange a viewing, please contact one of the joint selling agents on the numbers below.



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