

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
<b>TOTAL</b>	<b>11,002 sq m</b>	<b>118,426 sq ft</b>

 **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**<sup>®</sup>

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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