

MODERN INDUSTRIAL & LOGISTICS UNIT WITHIN GOLDEN TRIANGLE
UNIT 2 | 29,051 SQ FT
BARDON HILL



**BARDON
HILL**

TO LET

- ▲ 2 MILES TO J22 M1
- ▲ ESTABLISHED AND PROVEN LOCATION
- ▲ READY FOR IMMEDIATE OCCUPATION



M1 J22
Bardon Road, Coalville LE67 1GZ

/// PAGES.NEEDED.PARKED

Harworth



**BARDON
HILL**

Located at the apex of UK's golden triangle for logistics, Unit 2 at Bardon Hill is ideally situated for engineering companies supplying just-in-time manufacturing across the region and beyond.

The unit is also positioned well for last mile logistics and UK Wide distribution.

The unit was constructed in 2022, providing a modern specification and is available on a leasehold basis.

Every Bardon Hill build is specified sustainable as standard:

- Rooftop solar PV installed as standard
- Energy saving PIR lighting with motion controls
- Insulation and air tightness exceeding statutory minimums
- Water saving sanitary ware
- Brise soleil to reduce solar gain
- EV charge points

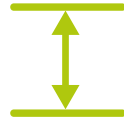


A511 BARDON ROAD

Unit 2 29,051 SQ FT

Accommodation Schedule	sq ft	sq m
Ground Floor	27,591	2,563
First Floor	1,460	136
Total GIA	29,051	2,699

Specification



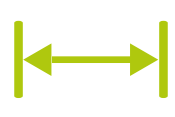
8m eaves



2 dock level loading doors



2 level access loading doors



35m yard depth



30 car parking spaces



EPC A



160 kVA available power



Grade A offices/welfare

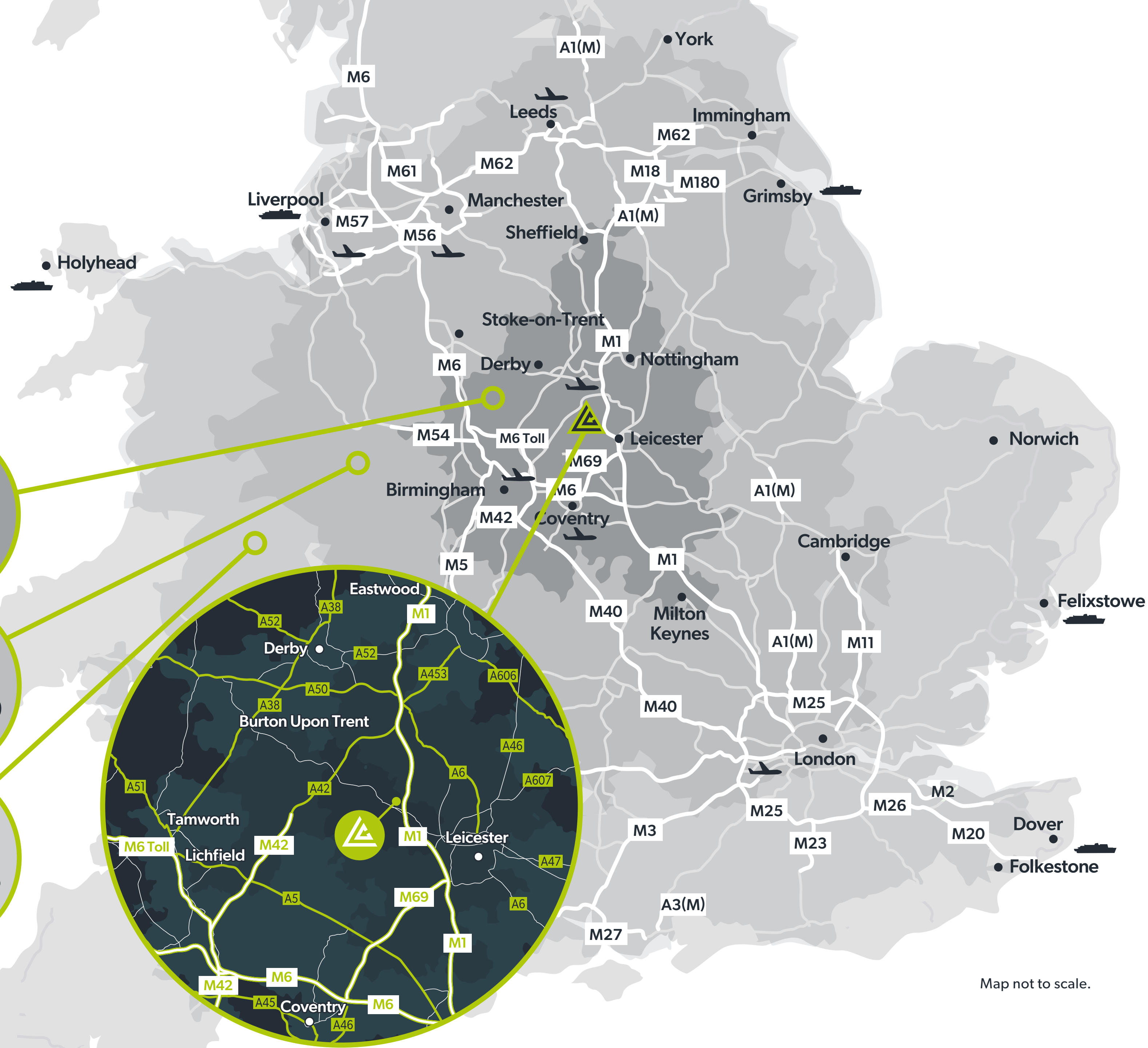


Indicative site plan.

- 1.5 hours
- 3 hours
- 4.5 hours

Source: **Lorry Route Planner**

Source: **Lorry Route Planner**



Map not to scale.

About Harworth

Harworth Group plc is a leading regeneration and strategic land owner and developer focused on the Industrial & Logistics (I&L) and Residential sectors. We own, develop, and manage a portfolio of over 15,000 acres of Strategic Land over 100 sites located throughout the North of England and Midlands.

We specialise in delivering long-term value for all stakeholders by regenerating large, complex sites, into new I&L developments and serviced remediated land for sale into the I&L and Residential land markets. Our long-term through-the-cycle business model is to create sustainable places, support new homes, jobs and communities where people want to live and work.

Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic

significance and are at the forefront of regeneration in the UK.

Our people are every bit as important as our land and are central to our success. We have a highly experienced team of property professionals including surveyors, planners, engineers and project managers, as well as finance, legal, communications and support staff. With our ambitious growth strategy to be a £1bn business by 2029, we now employ over 100 people across our four offices at Rotherham (Head Office), Leeds, Birmingham and Manchester, each supporting our regions across the North of England and the Midlands.

JOIN THE HARWORTH JOURNEY
Visit:

c15,000

ACRES OF LAND

c100

SITES OWNED
AND MANAGED

£4.3BN

POTENTIAL
GVA UPLIFT

35M

SQ FT OF
POTENTIAL
I&L SPACE



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For further information, please contact:



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Bardon Hill



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