

SPARK

BISHOP'S STORTFORD J8 M11

FINAL UNIT AVAILABLE TO LET
UNIT C1 9,243 SQ FT

**OVER
90% PRE-LET**

**BRAND NEW MULTI-LET URBAN LOGISTICS PARK
WITH AN EXCEPTIONAL SPECIFICATION**

SPARKBISHOPSSTORTFORD.CO.UK



WRENBRIDGE



FIERA
REAL ESTATE

LOCATION

TOWN CENTRE
1.5 MILES

TRAIN STATION
1.7 MILES

C1
9,243 SQ FT

M11 / J7A
6.5 MILES

DEVELOPMENT SITE
FOR PROPOSED LOCAL
CENTRE & AMENITY

COUNTRY PARK
1.5 MILES

M11 / J8
6 MILES



EPC A
BREEAM
EXCELLENT
NET
ZERO
CARBON

Spark is a significant development at the heart of Bishop's Stortford South – a new urban extension, providing high quality residential, industrial and retail property to the local area.

Set across 8.5 acres, and designated for E(g)(ii) and E(g)(iii) uses, B2, B8, the development offers a highly-sustainable, modern design, providing a prime location for urban logistics and distribution, manufacturing and R&D.

WHERE BUSINESSES SHINE

FINAL UNIT AVAILABLE TO LET NOW

1 remaining unit
9,243 SQ FT
available to let

attractive
landscaped
environment

6 miles,
11 minutes to
M11 J8

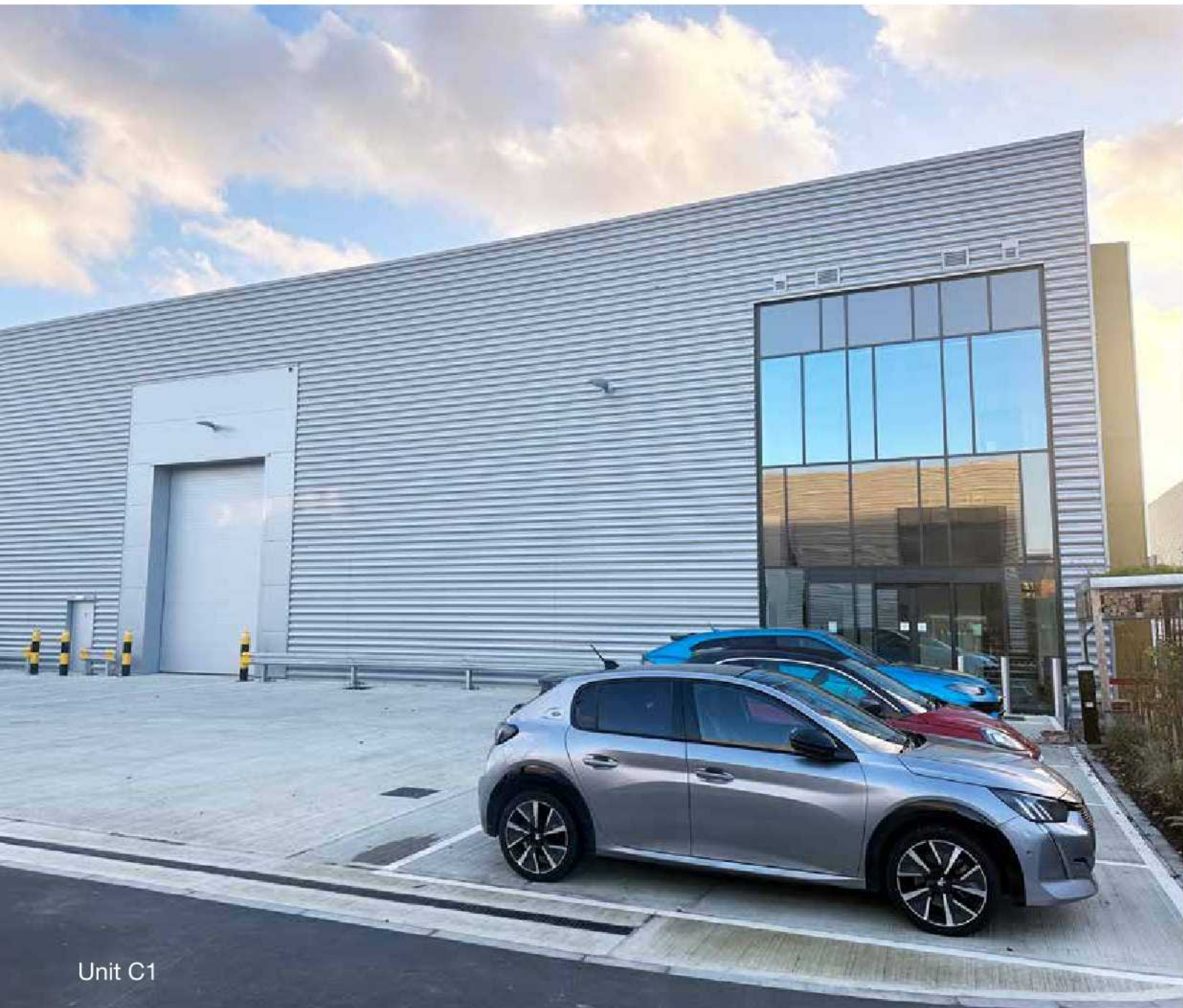
20 miles,
28 minutes to
M25 J27

BREEAM
Excellent

access to
**highly
skilled
workforce**

AVAILABLE NOW TO LET

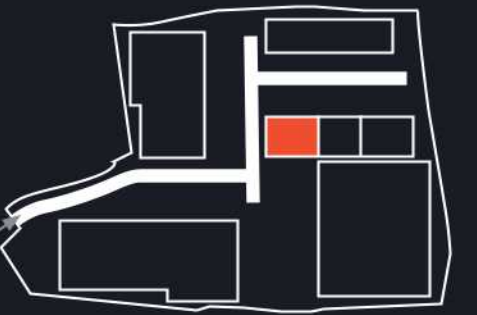
UNIT C1 9,243 SQ FT



C1	SQ M	SQ FT
FF Office	155	1,668
GF Office	61	657
GF Warehouse	642.7	6,918
TOTAL	858.7	9,243

Parking Spaces	9
EV spaces	2
Loading Doors	1
Eaves Height	8M
Yard Depth	15M
Available Power	95kVA

All figures GEA



Indicative interior images from other Spark units

SUSTAINABILITY



THE FUTURE'S BRIGHT

Sustainable, energy-saving design for forward-thinking businesses.

Carefully considered for low energy, waste management and carbon reduction, Spark's highly-specified, net-zero carbon construction is designed to optimise operational efficiencies and minimise running costs, whilst protecting the natural environment.



INDUSTRY RATED



BREEAM: 'Excellent'
EPC: 'A'
Net-Zero Carbon Construction

EFFICIENT

- Low-energy heating and cooling systems to reduce consumption
- PIR LED Lighting to all office spaces
- Highly insulated buildings mitigate air leakage
- Changing and Shower Facilities to all offices
- Rooflights to 15% of roof area



RENEWABLE



- Photovoltaic panels 10% Electric Car Charging Points, with provision for 100%
- Electric cycle charging points
- Electric point provision for HGVs
- Infrastructure for future renewable growth

WELL BEING

- Landscaped cycle and walking routes to encourage sustainable commute
- Extensive landscaping on site
- Green roof covered cycle storage
- Proposed local centre on adjacent site



SPARK

CONNECTIVITY & DEMOGRAPHICS

SHINING THE SPOTLIGHT

Spark sits within the M11 corridor for innovation – a pioneering region, best known for technology, bioscience, research and development.

The area is a hotbed of talent, with a skilled labour force on the doorstep. 49% of the Hertfordshire population are educated to NVQ Level 4 and above, significantly higher than the national average (43.1%).

All above figures: Nomis - Hertfordshire and www.innovationcorridor.co.uk

32,000
people work in
manufacturing*

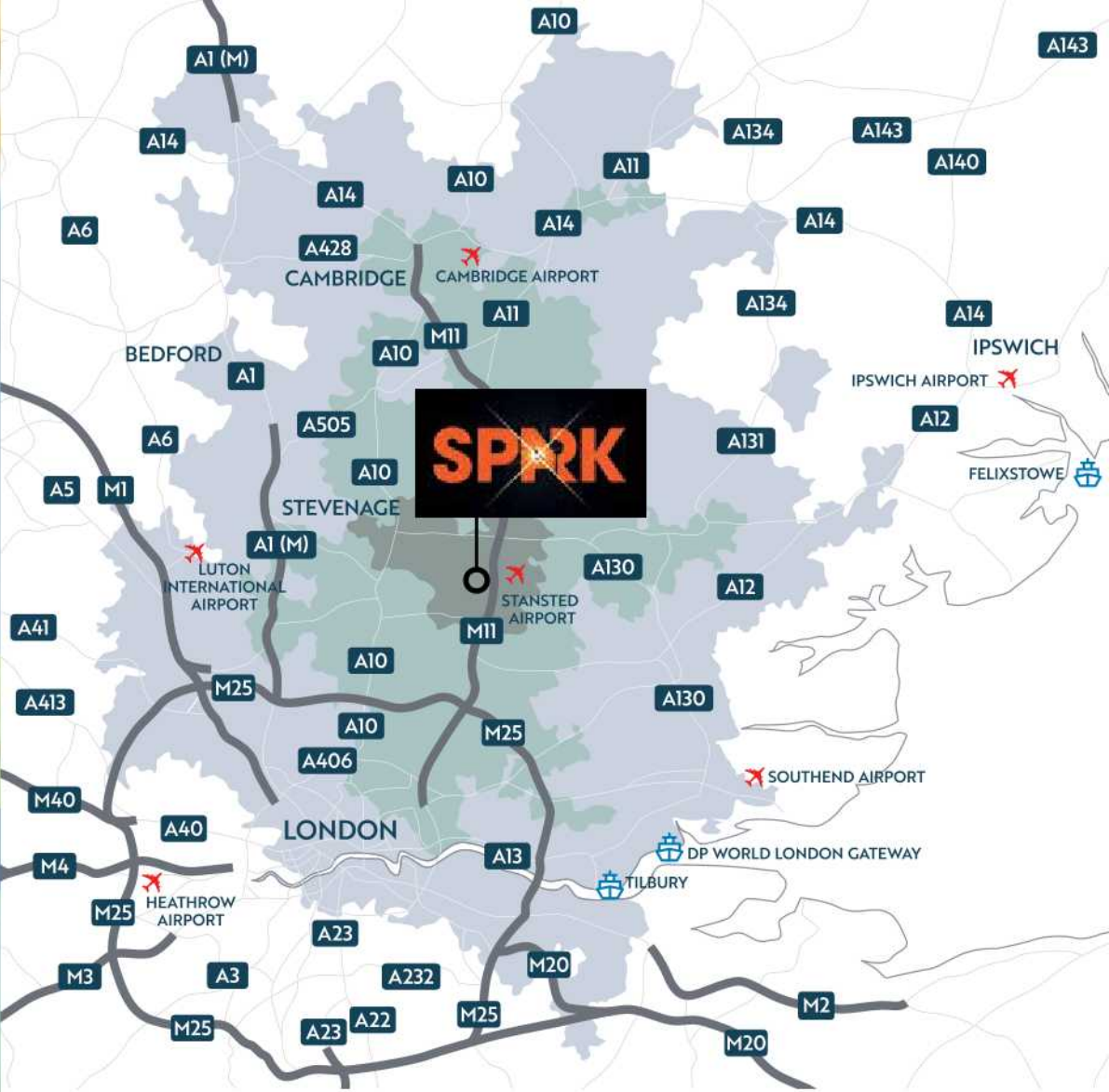
77,000
people work in
professional,
scientific and
technical activities*

1,195,700
local
population*

49%
educated to
NVQ Level 4
and above*

*in Hertfordshire -
according to Nomis

6 miles
to J8/M11
20 miles
to J27/M25



SPARKING CONNECTIONS

Spark is situated on St James Way, linking to the A120 and offering direct and fast access to J8, the new J7a M11, and the wider motorway network.

	Miles	Minutes
MOTORWAYS:		
J8 / M11	6	11
J7a / M11*	6.5	13
J27 / M25	20	28
J7 / A1M	23	37

	Miles	Minutes
CITIES / TOWNS / LANDMARKS		
Bishop's Stortford Rail Station	1.7	5
Bishop's Stortford	1.5	6
Chelmsford	18	34
Cambridge	29.5	40
London	30	55
Dartford	34	50

	Miles	Minutes
AIRPORTS		
London Stansted	9	15
London Luton	33	51
London Heathrow	57	70

	Miles	Minutes
PORTS		
DP World London Gateway	34	45
Port of Tilbury	35	48
Felixstowe	65	80

WELLBEING & AMENITY

woodlands
and boulevard
trees for an
enhanced natural
environment

dedicated
cycle and
walking routes
on site



**shower
facilities**
to encourage
an active daily
commute



1.5 miles
to Bishop's
Stortford
Town Centre



A SPARKLING SETTING

An environment that promotes staff health and wellbeing, with a range of lifestyle amenities on its doorstep.

Positioned approximately 1.5 miles to the south of Bishop's Stortford town centre and railway station, Spark offers local employees an excellent work-life balance.

The planned local centre adjacent to the site will provide further amenity only a stone throws away from the scheme.



SPARK



[VIEW ON GOOGLE MAPS](#)

SPARK

BISHOP'S STORTFORD J8 M11

SAT NAV: CM23 4AT

WHAT3WORDS: ///FEAST.AWAKE.SHARE

Want to know more about this bright new development?

CBRE

Coke Gearing
consulting
Chartered Surveyors
01279 758758

Hannah Stainforth
hannah.stainforth@cbre.com
07500 990 467

Joe Aherne
joseph.aherne@cbre.com
07501 098 788

Adam Tindall
adam@cokegearing.co.uk
07776 211 722

Paul Fitch
paul@cokegearing.co.uk
07771 607 585

Toby Pemberton
toby@cokegearing.co.uk
07949 530 597

A Development by



WRENBRIDGE



**FIERA
REAL ESTATE**

SPARKBISHOPSTORTFORD.CO.UK

Conditions under which particulars are issued: CBRE & Coke Gearing for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of CBRE & Coke Gearing has any authority to make or give any representation or warranty whatever in relation to this property. 17564 12.24 tasseldesign.co.uk