

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

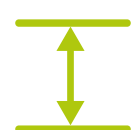


A511 BARDON ROAD

# Unit 2 29,051 SQ FT

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

## Specification



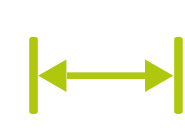
8m eaves



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.

# Location

## Primed for regional and national reach



	Miles	Minutes
<b>MOTORWAYS</b>		
M1 J22	2	4
A42 J13	6	13
M1 J21 (M69)	10	17
M1 J24a (A50)	14	28
M1 J19 (M6/A14)	26	41
<b>CITIES</b>		
Leicester	10	22
Derby	26	40
Birmingham	36	56
Sheffield	57	71
London	108	139
<b>PORTS</b>		
Immingham	110	143
Liverpool	116	154
Southampton	148	173
Felixstowe	155	186
<b>AIRPORTS</b>		
East Midlands	12	24
Coventry	32	47
Birmingham	34	50
London Heathrow	108	140

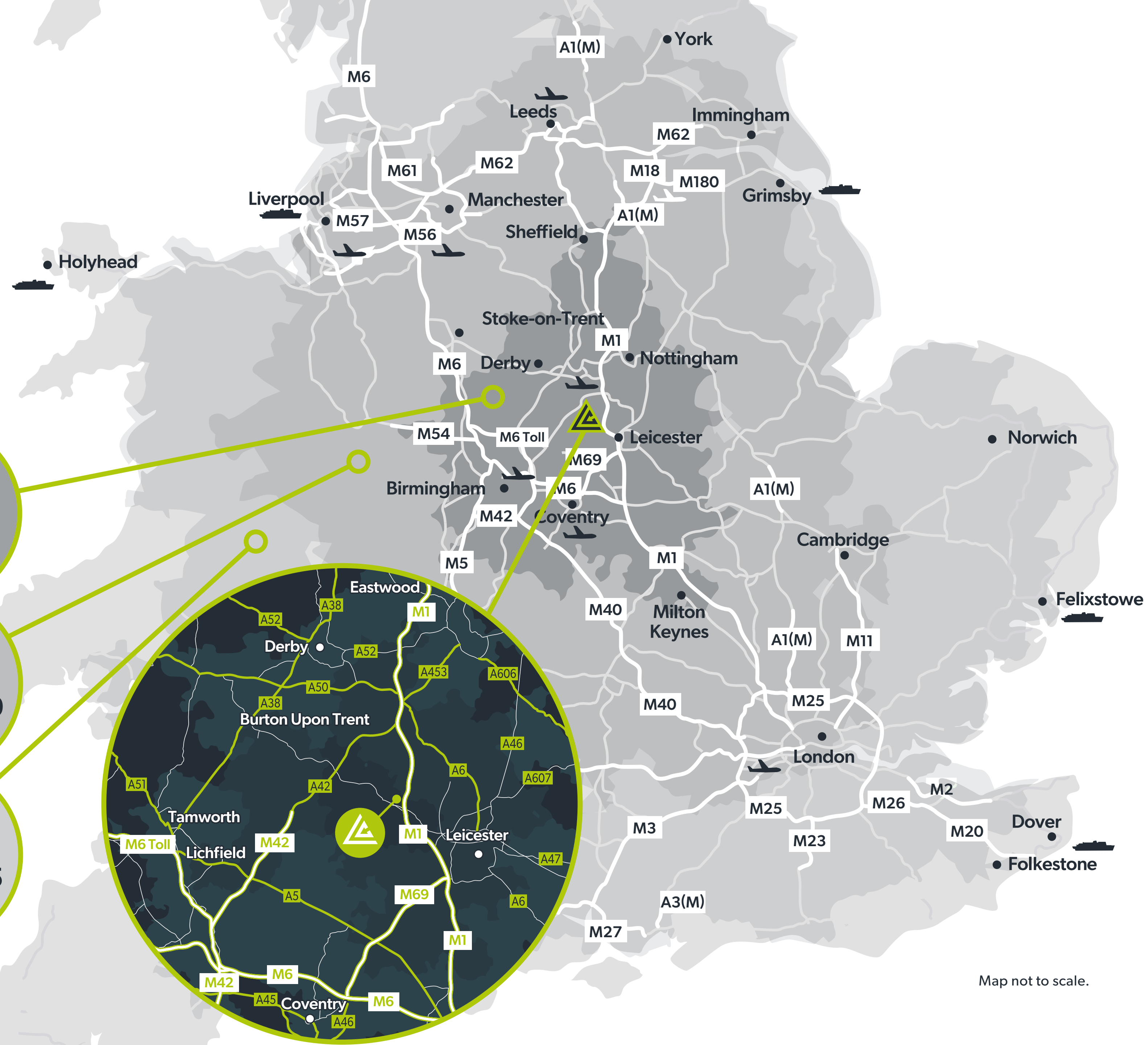
- 1.5 hours
- 3 hours
- 4.5 hours

Source: Lorry Route Planner

**1.5 hours**  
drive time  
**8,366,179**  
people

**3 hours**  
drive time  
**33,166,209**  
people

**4.5 hours**  
drive time  
**50,734,125**  
people



# 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



**M1 J22**  
Bardon Road, Coalville LE67 1GZ

/// PAGES.NEEDED.PARKED

**For further information, please contact:**



**GEMMA BLACKER**

Customer Development and Leasing Manager

[gblacker@harworthgroup.com](mailto:gblacker@harworthgroup.com)

+44 7729 095 290



Bardon Hill



To arrange a viewing, please contact:



**Chris Hobday**  
[chris.hobday@savills.com](mailto:chris.hobday@savills.com)  
+44 7552 558 551

**Katie Beswick**  
[katie.beswick@savills.com](mailto:katie.beswick@savills.com)  
+44 7779 926 822



**BARDON  
HILL**

**Harworth**

**harworthgroup.com**

Misrepresentation Act: Savills for themselves and for the vendors or lessors of this property, whose agents they give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but 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, c) no person in the employment of Savills has any authority to make any representation or warranty whatsoever in relation to this property. Images are indicative only. March 2026 - 07838-01 Thinkbdw.