

A12 INTERCHANGE PARK

MARKS TEY • ESSEX CO6 1HD

NEW BUILD INDUSTRIAL/DISTRIBUTION DEVELOPMENT UNITS
PRIME SOUTH EAST LOCATION
AVAILABLE TO LET **Q1 2024**



Indicative cgi of typical units

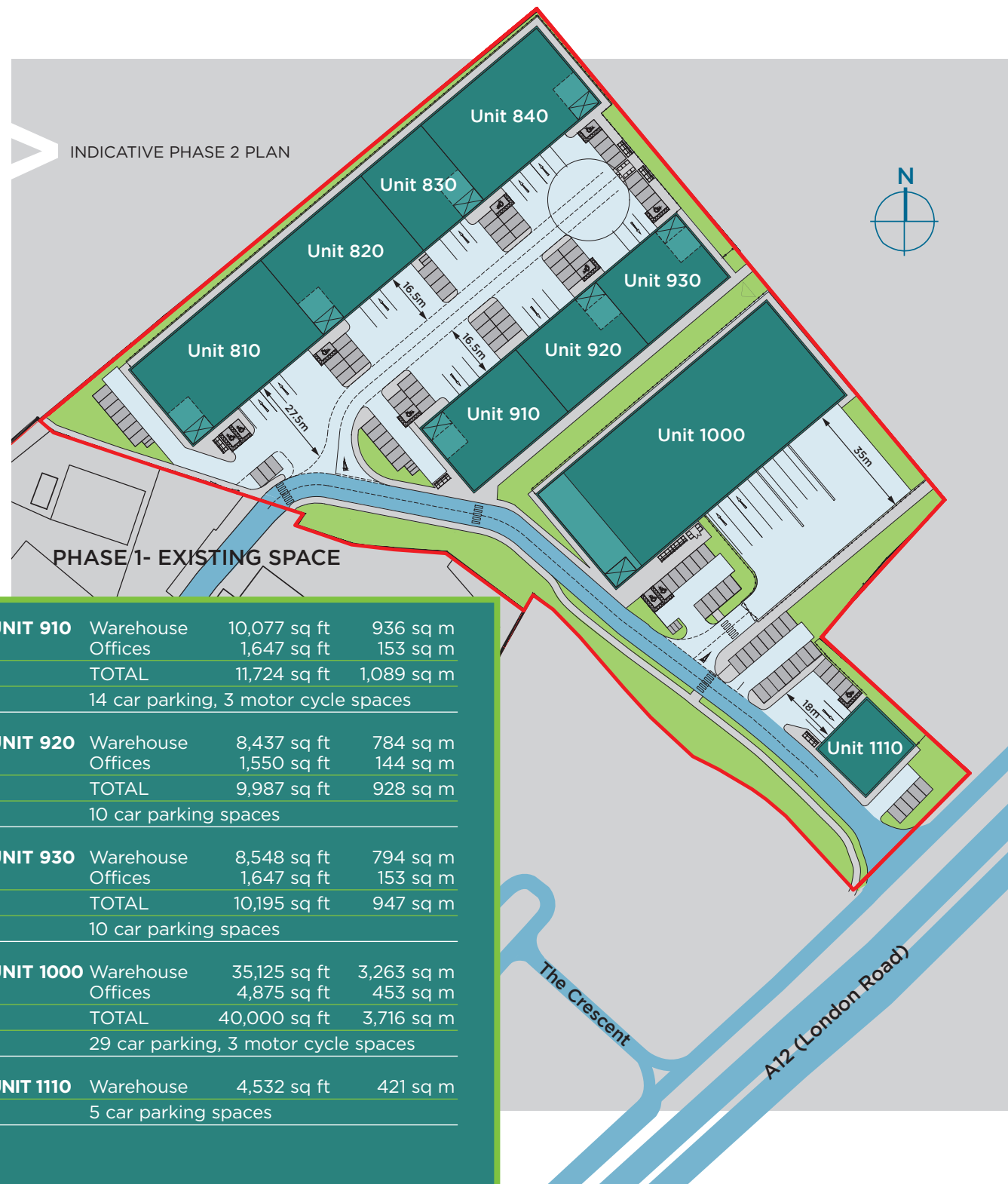
- > 4,352 - 40,000 SQ FT UNITS AVAILABLE
- > ADJACENT DEVELOPMENT - NOW FULLY LET
- > 6 MILES FROM COLCHESTER

- > PV PANELS / EV CHARGING
- > BREEAM EXCELLENT / A RATED EPCs EXPECTED
- > 10M EAVES HEIGHT TO ALL UNITS

THE DEVELOPMENT

A12 Interchange Park is an established development located adjacent to the A12 main arterial road and the A120, located only 13 minutes from Colchester city centre.

Phase 2 comprising of c. 134,734 sq ft now has planning consent and can offer a range of unit sizes from 4,532 up to 40,000 sq ft.



PHASE 2

PHASE 2

UNIT 810	Warehouse	16,860 sq ft	1,566 sq m
	Offices	1,647 sq ft	153 sq m
	TOTAL	18,507 sq ft	1,719 sq m
16 car parking, 2 motor cycle spaces			

UNIT 820	Warehouse	12,701 sq ft	1,180 sq m
	Offices	1,550 sq ft	144 sq m
	TOTAL	14,251 sq ft	1,324 sq m
8 car parking spaces			

UNIT 830	Warehouse	7,427 sq ft	690 sq m
	Offices	1,647 sq ft	144 sq m
	TOTAL	8,977 sq ft	834 sq m
4 car parking, 2 motor cycle spaces			

UNIT 840	Warehouse	14,914 sq ft	1,386 sq m
	Offices	1,647 sq ft	153 sq m
	TOTAL	16,561 sq ft	1,539 sq m
9 car parking spaces			

UNIT 910	Warehouse	10,077 sq ft	936 sq m
	Offices	1,647 sq ft	153 sq m
	TOTAL	11,724 sq ft	1,089 sq m
14 car parking, 3 motor cycle spaces			

UNIT 920	Warehouse	8,437 sq ft	784 sq m
	Offices	1,550 sq ft	144 sq m
	TOTAL	9,987 sq ft	928 sq m
10 car parking spaces			

UNIT 930	Warehouse	8,548 sq ft	794 sq m
	Offices	1,647 sq ft	153 sq m
	TOTAL	10,195 sq ft	947 sq m
10 car parking spaces			

UNIT 1000	Warehouse	35,125 sq ft	3,263 sq m
	Offices	4,875 sq ft	453 sq m
	TOTAL	40,000 sq ft	3,716 sq m
29 car parking, 3 motor cycle spaces			

UNIT 1110	Warehouse	4,532 sq ft	421 sq m
	5 car parking spaces		

LOCATION

The development is at the intersection between the A120/A12 located within the county of Essex approximately 34 miles from the M25, six miles west of Colchester and 22 miles south west of Ipswich. The site benefits from excellent transport links, situated just off the A12 which connects Ipswich to the M11 at Bishop's Stortford.

These connections will be further enhanced by a Highways England road widening programme with a new junction and improvements to the existing junction, which will remain an 'all movements' junction serving traffic in all directions.

Marks Tey is well connected to the national rail network and lies on the Great Eastern Main Line. Marks Tey station is only 5 minutes away and benefits from regular services (every half an hour) into Central London (Liverpool Street) with a journey time of 56 minutes.

Stansted International Airport, located approximately 28 miles to the west of Marks Tey, offers domestic and international flights and also benefits from the Stansted Express train service, offering a quick and direct journey into Central London.

DISTANCES

	miles	mins
COLCHESTER	6	13
BRAINTREE	11	23
CHELMSFORD	16	18
IPSWICH	22	32
STANSTED	28	40
FELIXSTOWE	33	42
M25	34	37
BASILDON	35	43
TILBURY	43	51

Source: Google Maps



OCCUPIERS

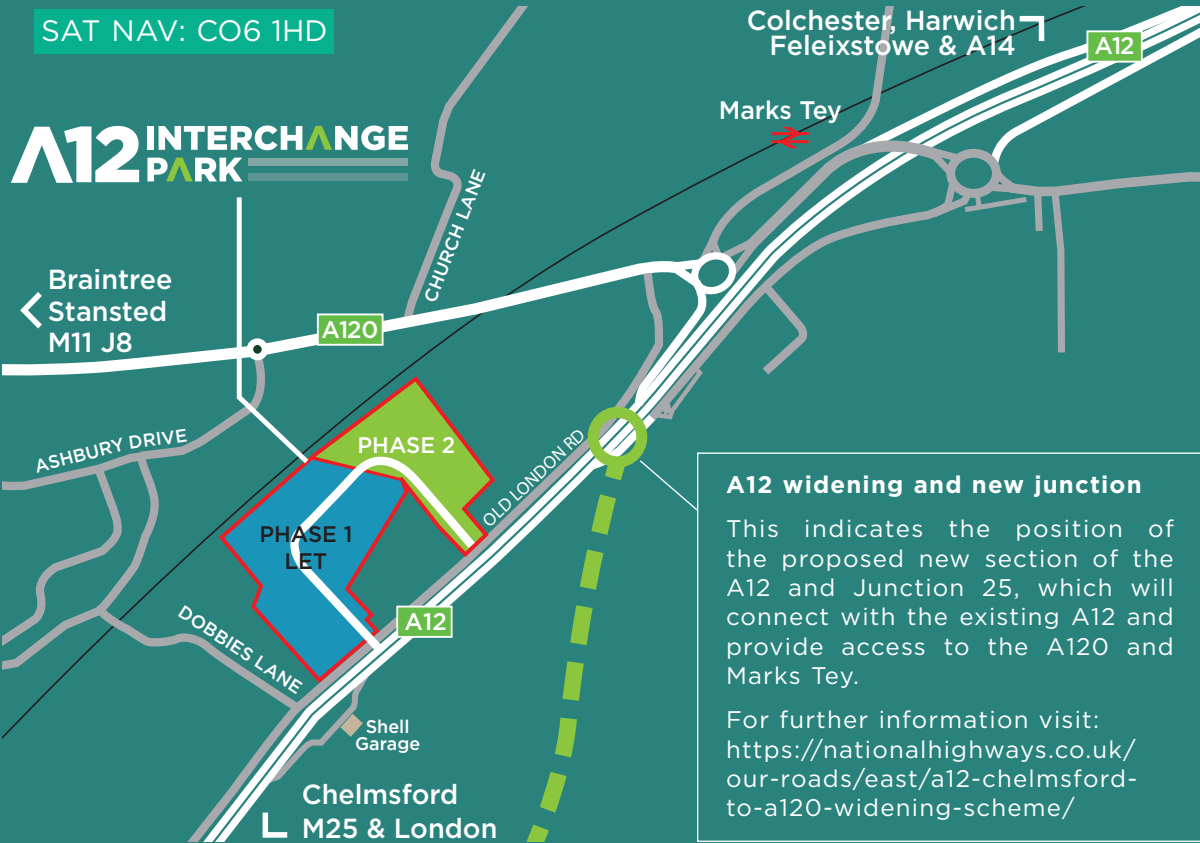
- | | | |
|-------------------|------------------------|----------------------------------|
| 1. Longwater Ltd | 3. SIG Trading Ltd | 5. Eastlight Community Homes Ltd |
| 2. Cadent Gas Ltd | 4. Woodland Global Ltd | |

LONDON & M25

SAT NAV: CO6 1HD

A12 INTERCHANGE PARK

Braintree
Stansted
M11 J8



A12 widening and new junction

This indicates the position of the proposed new section of the A12 and Junction 25, which will connect with the existing A12 and provide access to the A120 and Marks Tey.

For further information visit:
<https://nationalhighways.co.uk/our-roads/east/a12-chelmsford-to-a120-widening-scheme/>



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