

A120

# A12 INTERCHANGE PARK

MARKS TEY • ESSEX CO6 1HD

INDUSTRIAL / DISTRIBUTION DEVELOPMENT  
OPPORTUNITIES

New Build units from 5,532 - 55,000 sq ft

- Adjacent to the A12
- 28 miles east of Stansted Airport/M11
- 33 miles south of Felixstowe
- 34 miles north of M25



Indicative cgi of typical units

PHASE ONE  
NOW FULLY  
LET



## THE DEVELOPMENT

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

Phase 1 will comprise of c. 125,488 sq ft of industrial/warehouse space over five units.

Phase 2 can offer a range of unit sizes from 5,532 sq ft up to 40,000 sq ft.

Bespoke Design & Build opportunities can also be provided for single units of up to 40,000 sq ft.

### PHASE 1 - FULLY LET

#### UNIT 200 - LET

Warehouse	30,481 sq ft	2,832 sq m
Offices	1,694 sq ft	157 sq m
<b>TOTAL</b>	<b>32,175 sq ft</b>	<b>2,989 sq m</b>

#### UNIT 300 - LET

Warehouse	20,193 sq ft	1,876 sq m
Offices	2,239 sq ft	208 sq m
<b>TOTAL</b>	<b>22,432 sq ft</b>	<b>2,084 sq m</b>

#### UNIT 400 - LET

Warehouse	51,075 sq ft	4,745 sq m
Offices	2,293 sq ft	213 sq m
<b>TOTAL</b>	<b>53,368 sq ft</b>	<b>4,958 sq m</b>

#### UNIT 500 - LET

Warehouse	14,413 sq ft	1,339 sq m
Offices	3,100 sq ft	288 sq m
<b>TOTAL</b>	<b>17,513 sq ft</b>	<b>1,627 sq m</b>

**OVERALL TOTAL 125,488 sq ft 11,658 sq m**



## PHASE 2

<b>UNIT 810</b>	Warehouse	16,860 sq ft	1,566 sq m
	Offices	1,647 sq ft	153 sq m
	<b>TOTAL</b>	<b>18,507 sq ft</b>	<b>1,719 sq m</b>

<b>UNIT 820</b>	Warehouse	12,701 sq ft	1,180 sq m
	Offices	1,550 sq ft	144 sq m
	<b>TOTAL</b>	<b>14,251 sq ft</b>	<b>1,324 sq m</b>

<b>UNIT 830</b>	Warehouse	7,427 sq ft	690 sq m
	Offices	1,647 sq ft	144 sq m
	<b>TOTAL</b>	<b>8,977 sq ft</b>	<b>834 sq m</b>

<b>UNIT 840</b>	Warehouse	14,914 sq ft	1,386 sq m
	Offices	1,647 sq ft	153 sq m
	<b>TOTAL</b>	<b>16,561 sq ft</b>	<b>1,539 sq m</b>

<b>UNIT 910</b>	Warehouse	10,077 sq ft	936 sq m
	Offices	1,647 sq ft	153 sq m
	<b>TOTAL</b>	<b>11,724 sq ft</b>	<b>1,089 sq m</b>

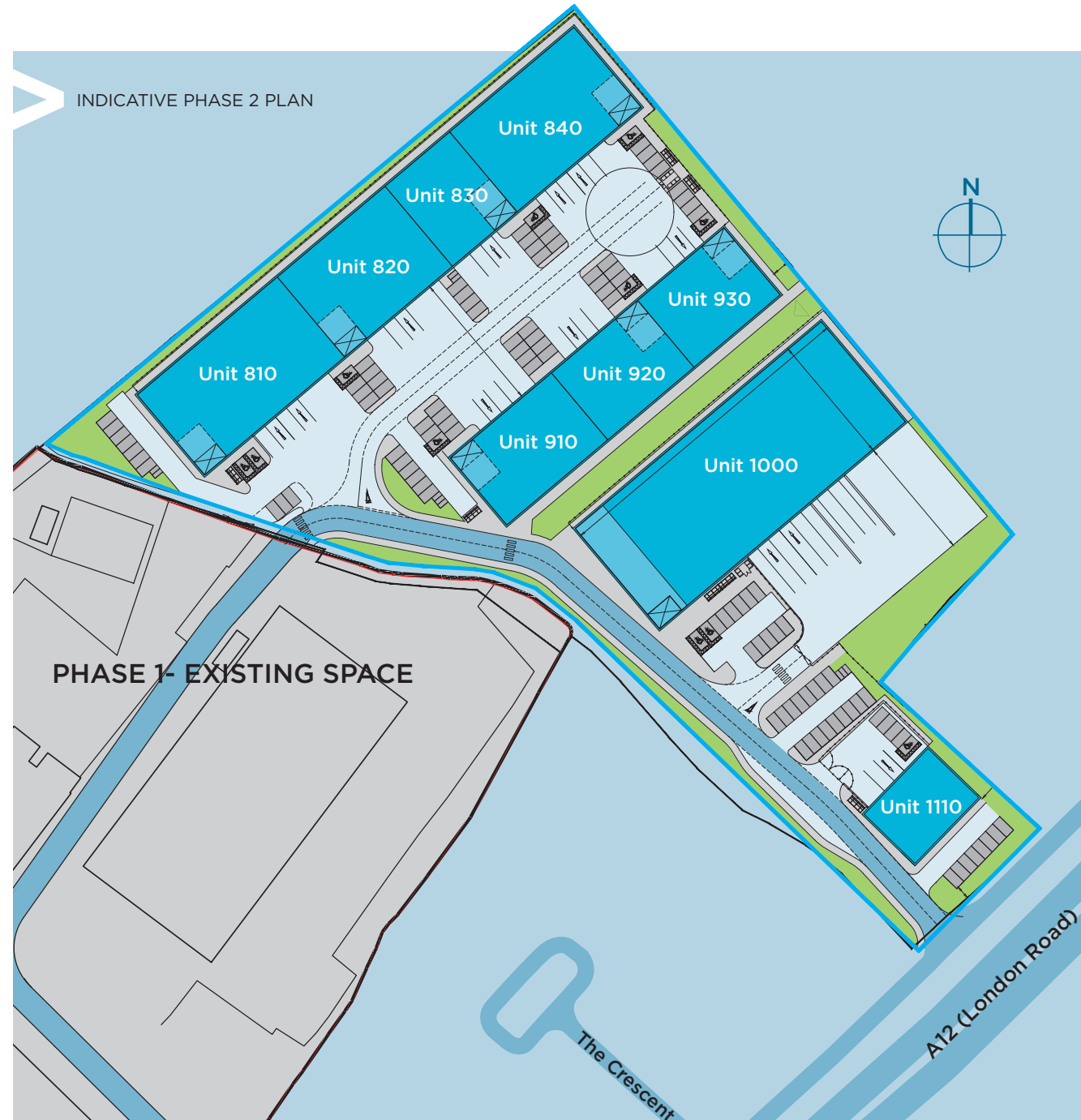
<b>UNIT 920</b>	Warehouse	8,437 sq ft	784 sq m
	Offices	1,550 sq ft	144 sq m
	<b>TOTAL</b>	<b>9,987 sq ft</b>	<b>928 sq m</b>

<b>UNIT 930</b>	Warehouse	8,548 sq ft	794 sq m
	Offices	1,647 sq ft	153 sq m
	<b>TOTAL</b>	<b>10,195 sq ft</b>	<b>947 sq m</b>

<b>UNIT 1000</b>	Warehouse	35,125 sq ft	3,263 sq m
	Offices	4,875 sq ft	453 sq m
	<b>TOTAL</b>	<b>40,000 sq ft</b>	<b>3,716 sq m</b>

<b>UNIT 1110</b>		5,532 sq ft	514 sq m
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<b>OVERALL TOTAL (GEA)</b>		<b>135,734 sq ft</b>	<b>12,610 sq m</b>
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## 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.

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.



# A120



## TRANSPORT LINKS

The development enjoys excellent road transport links with connectivity to the following:

## 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

# A12

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Designed by  
**HEKTA**