



BURNEY GROUP



PORTSIDE

RETAIL AND TRADE PARK

Harwich



STARBUCKS®



Retained Agents

Carter Jonas



Whybrow



PORTSIDE

RETAIL AND TRADE PARK

Harwich

LOCATION

Portside is located adjacent to the Harwich International Port within the desirable 'Haven Ports' area, which has now been designated as one of the UK's 10 'Freeports'. Harwich is located 16 miles from Colchester and 75 miles north east of London. Excellent access is provided to the A12 via the A120, which links with Junction 28 of the M25 and the national motorway network.

PLANNING USE

A planning application is being submitted for Class E, B1 and B8 uses

TERMS

The units will be available to let on new full repairing and insuring lease terms at a rental to be agreed.

RENT

On Application

SERVICES/SERVICE CHARGE

All mains services are connected to the site. Service charge to be confirmed.

RATEABLE VALUE

To be assessed upon practical completion of the units.

EPC

EPCs will be commissioned upon practical completion of the units.

LEGAL COSTS

Each party to bear responsibility for their own legal costs incurred in this transaction.

VAT

VAT is applicable

VIEWING

Strictly by appointment with joint agents Carter Jonas LLP & Whybrow



Name	Size
Hotel	Travelodge Hotels Limited
Drive Thru 1	Burger King
Drive Thru 2	Starbucks
Drive Thru 3	2,545 (236.4 sq m)
Business Unit 1	Howdens
Business Unit 2	Screwfix
Business Unit 3	2,585 sq ft (240 sq m)
Business Unit 4a	4,500 sq ft (418.05 sq m)
Business Unit 4b	3,500 sq ft (325.15 sq m)
Business Unit 5	2,766 sq ft (257 sq m)
Business Unit 6	3,015 sq ft (280 sq m)
Business Unit 7a	2,427 sq ft (225.5 sq m)
Business Unit 7b	2,427 sq ft (225.5 sq m)
Business Unit 8	1,500 sq ft (139.4 sq m)



Business units can be combined or split to create larger units. If your requirement requires a large unit, Please discuss your requirements with us as we will try to accommodate your requirements subject to planning

Business units are built to shell and core with capped services. Units can be provided as full turn key unit to a specification to be agreed.

Units will include: Phase 3, BT, Water, loading and pedestrian doors.





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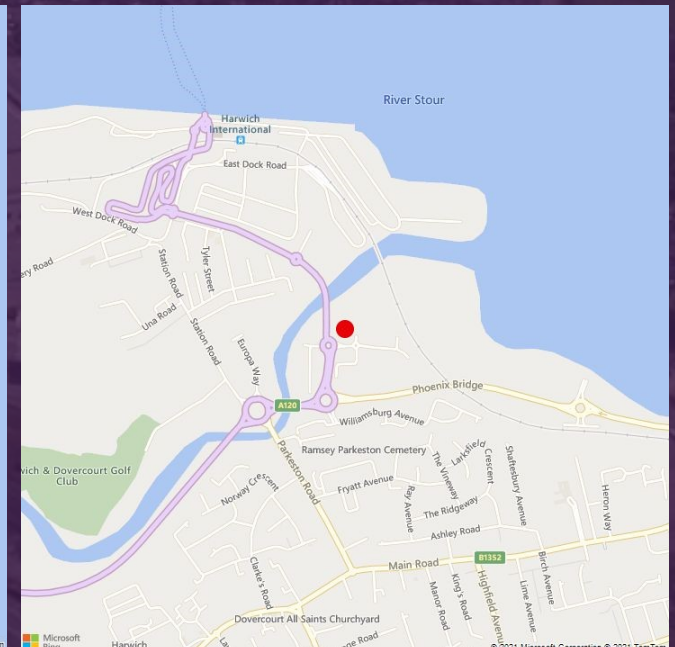
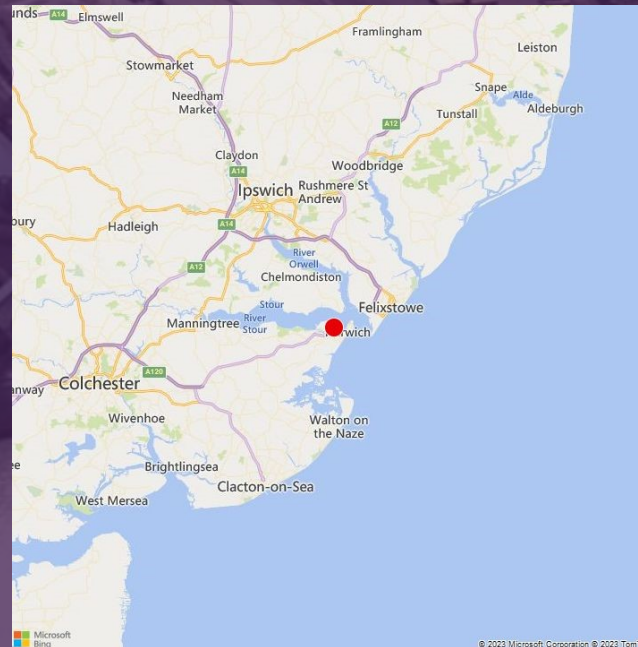
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