

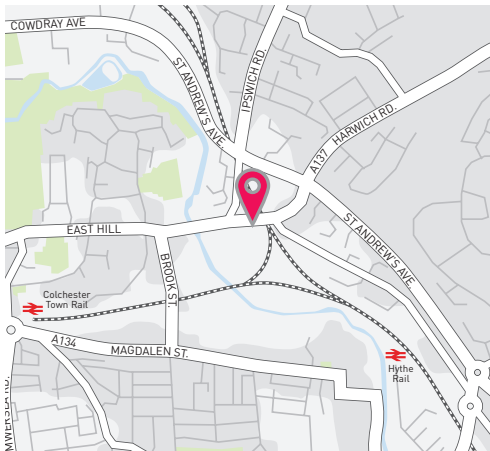


GLOBAL PARK  
COLCHESTER CO1 2TJ

TO LET



Light Industrial units and self contained office building



## Location

Colchester is a key commercial centre in Essex, strategically located 55 miles north east of Central London; 62 miles south east of Cambridge and 24 miles north east of Chelmsford.

Colchester is regarded as an important regional distribution centre with 17m population within 2.25 hours drivetime and 38.4m population within 4.5 hours drivetime. The key East Coast Ports of Harwich (21 miles), Felixstowe (29 miles) and Tilbury (48 miles) are all within 1 hours drivetime. Stansted Airport lies 32 miles to the west with London

There is a frequent direct rail service to London Liverpool Street with a fastest journey time of 49 minutes. The property is located within the Eastgate Industrial Estate, approximately 1.5 miles east of Colchester town centre. Global Park is a multi-let, mixed-use development comprising Warehouse/Industrial, Leisure & Offices occupiers. The development has good access to the local and regional road network, with Junction 29 of the A12 & A120 only 2.5 miles north of the site.

## Description

Global Park is an established commercial estate which offers a range of accommodation including Offices & warehouse/industrial space. The estate benefits from a versatile mix of occupiers with distribution, manufacturing & leisure uses located on site. The estate also benefits from excellent onsite parking.

## Service Charge

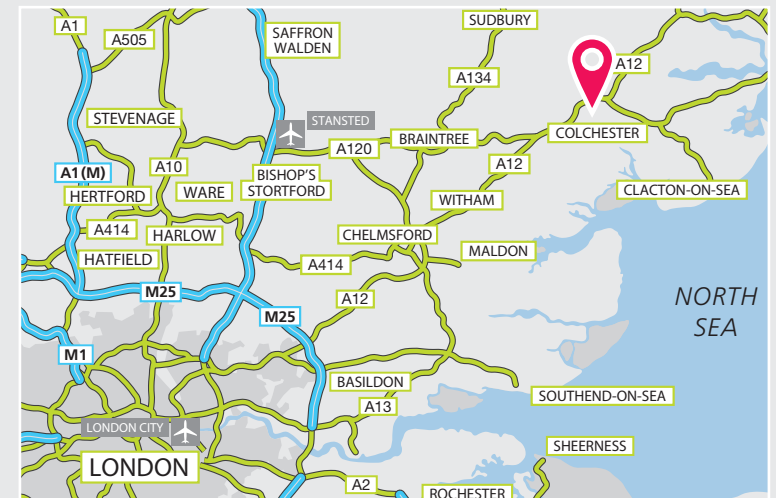
We are advised that there is a service charge applicable for maintenance, repair & common services to the premises. Further details upon request.

## Legal Fees

Each party to bear their own legal costs incurred during this transaction.

## Services

Interested parties are advised to satisfy themselves on any services and appliances and arrange their own tests to ensure they are in full working order.



## Rent & Availability

Please refer to letting agents.



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