

A120

A12 INTERCHANGE PARK

MARKS TEY • ESSEX CO6 1HD

INDUSTRIAL / DISTRIBUTION DEVELOPMENT
OPPORTUNITIES

New Build units from 2,350 - 130,000 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

A12



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. 180,000 sq ft of industrial/warehouse space over five units.

Phase 2 can offer a range of unit sizes from 2,500 sq ft to over 80,000 sq ft.

Bespoke Design & Build opportunities can also be provided for single units of up to 130,000 sq ft.

PHASE 1 - EXISTING AVAILABLE SPACE

UNIT 200 - AVAILABLE

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

UNIT 300 - AVAILABLE

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

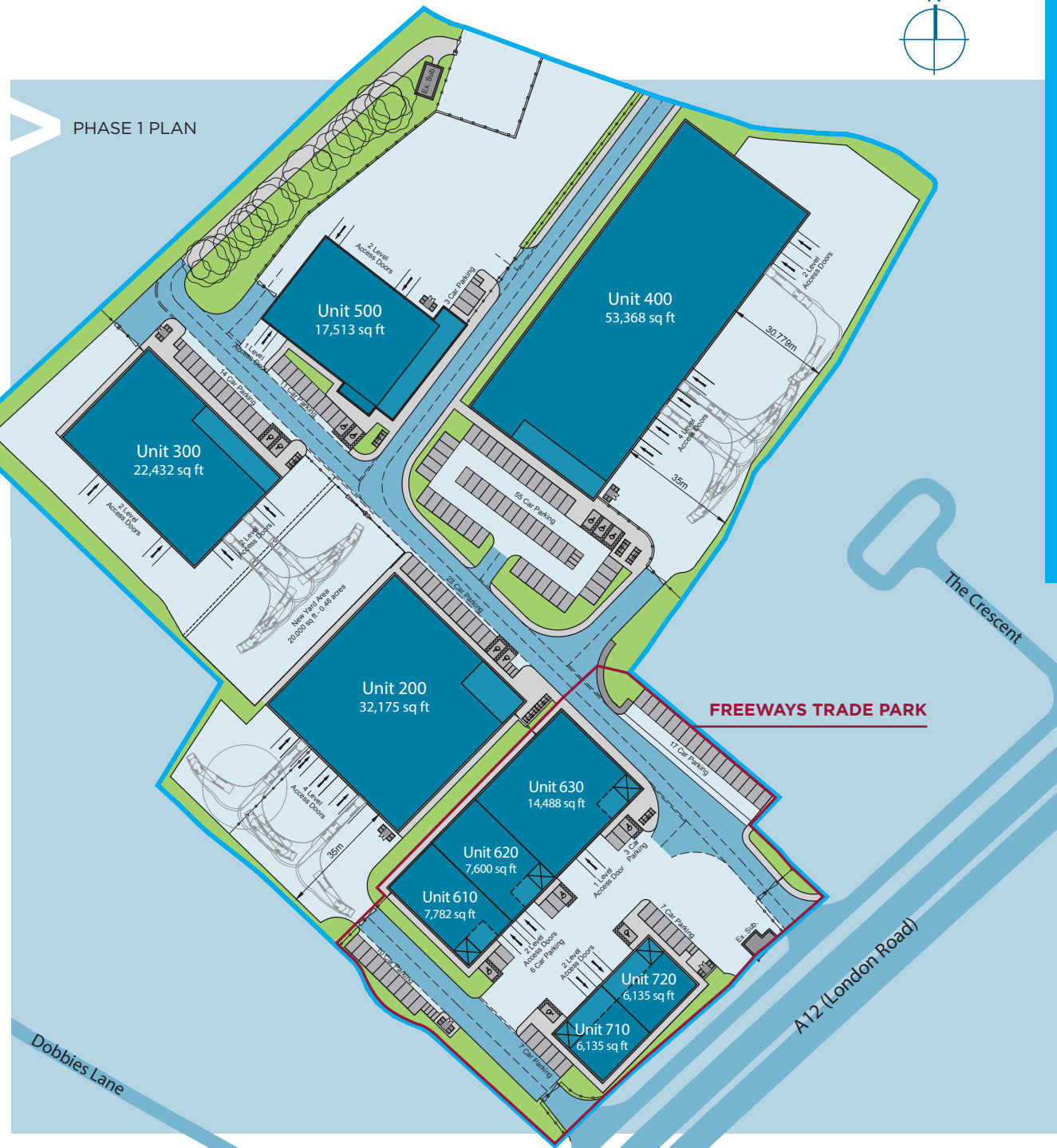
UNIT 400 - AVAILABLE

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

UNIT 500 - LET

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

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



PHASE 2

UNIT 1A	Warehouse	15,350 sq ft	1,426 sq m
	Offices	1,200 sq ft	111 sq m
	TOTAL	16,550 sq ft	1,537 sq m

UNIT 1B	Warehouse	12,785 sq ft	1,187 sq m
	Offices	1,200 sq ft	111 sq m
	TOTAL	13,985 sq ft	1,298 sq m

UNIT 1C	Warehouse	7,675 sq ft	713 sq m
	Offices	1,200 sq ft	111 sq m
	TOTAL	8,875 sq ft	824 sq m

UNIT 1D	Warehouse	12,785 sq ft	1,188 sq m
	Offices	1,200 sq ft	111 sq m
	TOTAL	13,985 sq ft	1,299 sq m

UNIT 2A	Warehouse	10,225 sq ft	950 sq m
	Offices	1,200 sq ft	111 sq m
	TOTAL	11,425 sq ft	1,061 sq m

UNIT 2B	Warehouse	10,225 sq ft	950 sq m
	Offices	1,200 sq ft	111 sq m
	TOTAL	11,425 sq ft	1,061 sq m

UNIT 2C	Warehouse	10,225 sq ft	950 sq m
	Offices	1,200 sq ft	111 sq m
	TOTAL	11,425 sq ft	1,061 sq m

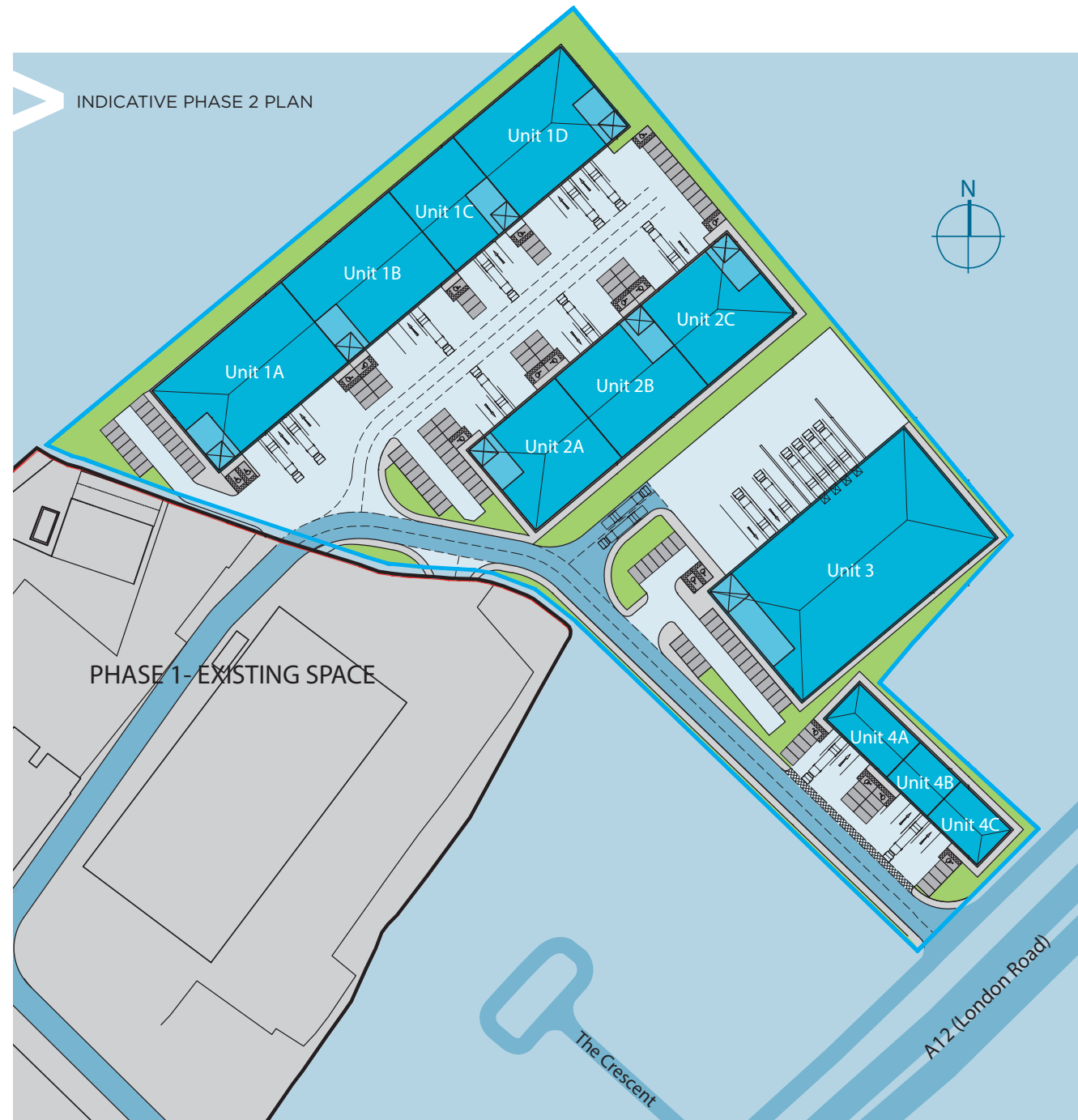
UNIT 3	Warehouse	30,850 sq ft	2,866 sq m
	Offices	3,100 sq ft	288 sq m
	TOTAL	33,950 sq ft	3,154 sq m

UNIT 4A	3,550 sq ft	330 sq m
----------------	-------------	----------

UNIT 4B	2,350 sq ft	218 sq m
----------------	-------------	----------

UNIT 4C	2,950 sq ft	274 sq m
----------------	-------------	----------

OVERALL TOTAL	130,470 sq ft	12,121 sq m
----------------------	----------------------	--------------------



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

For further information contact the joint agents:



Jonjo Lyles
jonjo.lyles@m1agency.co.uk
Andy Hall
andy.hall@m1agency.co.uk
Henry Watson
henry.watson@m1agency.co.uk



Daniel Harness
daniel@harwinproperty.co.uk

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their Client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. September 2020.

Designed by
HEKTA