

**CENTURION PARK
// COLCHESTER**

AVAILABLE NOW



**11 BRAND NEW
WAREHOUSE / INDUSTRIAL UNITS
TO LET
11,000 – 70,500 SQ FT**

JUNCTION A120/ B1035
HORSLEY CROSS,
COLCHESTER, C011 2NX

tungsten-centurionpark.com

A Development By

TUNGSTEN
PROPERTIES

BUILT FOR LOGISTICS

Centurion Park, is a brand new development of 11 high quality industrial /distribution units, suitable for B1C (light industrial), B2 (general industrial) and B8 (storage and distribution) uses.

The secure gated site has units ranging in size from 11,000-70,500 sq ft, with yards up to 45m and dedicated office space to each.



COLCHESTER HAS A LARGE CATCHMENT AREA WITH A POPULATION OF 355,720



POPULATION IN THE AREA IS EXPECTED TO GROW BY 14.5% IN THE NEXT DECADE



OVER 95% OF COLCHESTER'S POPULATION ARE ECONOMICALLY ACTIVE



TWO THIRDS OF THE IMMEDIATE SURROUNDING AREA ARE AGED BETWEEN 15 AND 44 YEARS



TO A HIGH SPECIFICATION



FLOOR LOADING
37-50KN/M2



GENEROUS CAR
PARKING PROVISION



UP TO
5 MVA + POWER



UP TO 8-12.5M
EAVES HEIGHT



SECURE
GATED SITE



FIRST FLOOR
OFFICES



DOCK LEVEL
LOADING DOORS



LEVEL ACCESS
LOADING DOORS

FLEXIBLE RANGE OF SIZES FROM 11,000 SQ FT TO 70,500 SQ FT

UNIT	GF GIA	FF GIA	TOTAL GIA
1	10,042 SQ FT	1,091 SQ FT	11,133 SQ FT
2	10,035 SQ FT	1,088 SQ FT	11,123 SQ FT
3	11,057 S FT	1,085 SQ FT	12,142 SQ FT
4	10,096 SQ FT	1,086 SQ FT	11,182 SQ FT
5	34,576 SQ FT	3,577 SQ FT	38,153 SQ FT
6	41,660 SQ FT	4,094 SQ FT	45,754 SQ FT
7	65,022 SQ FT	5,579 SQ FT	70,601 SQ FT
8	48,585 SQ FT	5,571 SQ FT	54,156 SQ FT
9	30,050 SQ FT	3,074 SQ FT	33,124 SQ FT
10	35,037 SQ FT	3,581 SQ FT	38,618 SQ FT
11	30,088 SQ FT	3,058 SQ FT	33,146 SQ FT
TOTAL	326,248 SQ FT	32,884 SQ FT	359,132 SQ FT



BUILT FOR SUSTAINABILITY



**EPC
A+**



**BREEAM RATING
EXCELLENT**



**NET ZERO CARBON
DEVELOPMENT**



**LED LIGHTING
TO OFFICES**



**ALL UNITS
HAVE SOLAR
PANELS**



**NATURAL DAYLIGHT
TO WAREHOUSE
WITH ROOFLIGHT
PROVISION OF 10%**



**MIXED MODE
VENTILATION**



**ELECTRIC VEHICLE
CHARGING POINTS**



**BIODIVERSITY
NET GAIN**

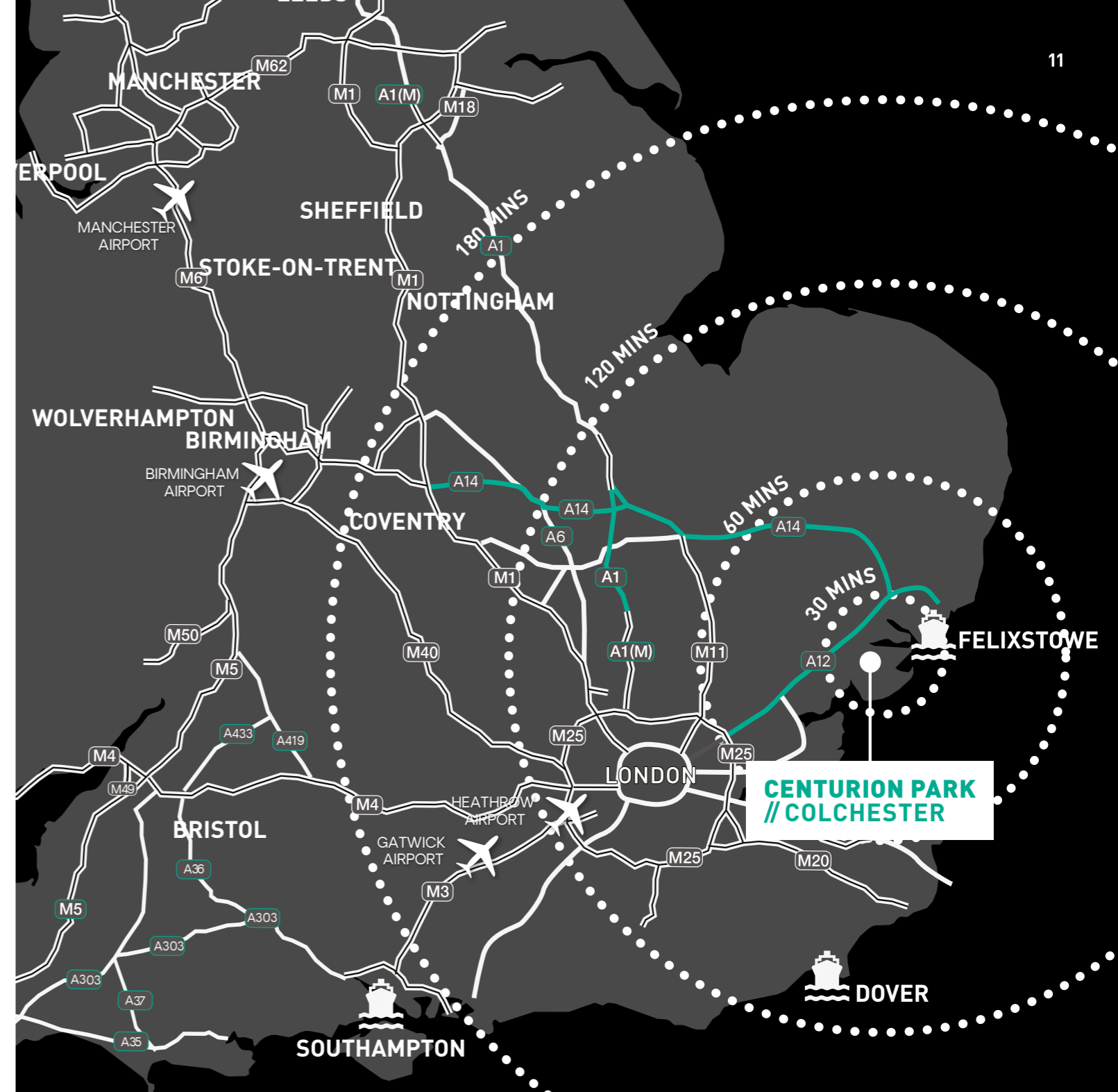
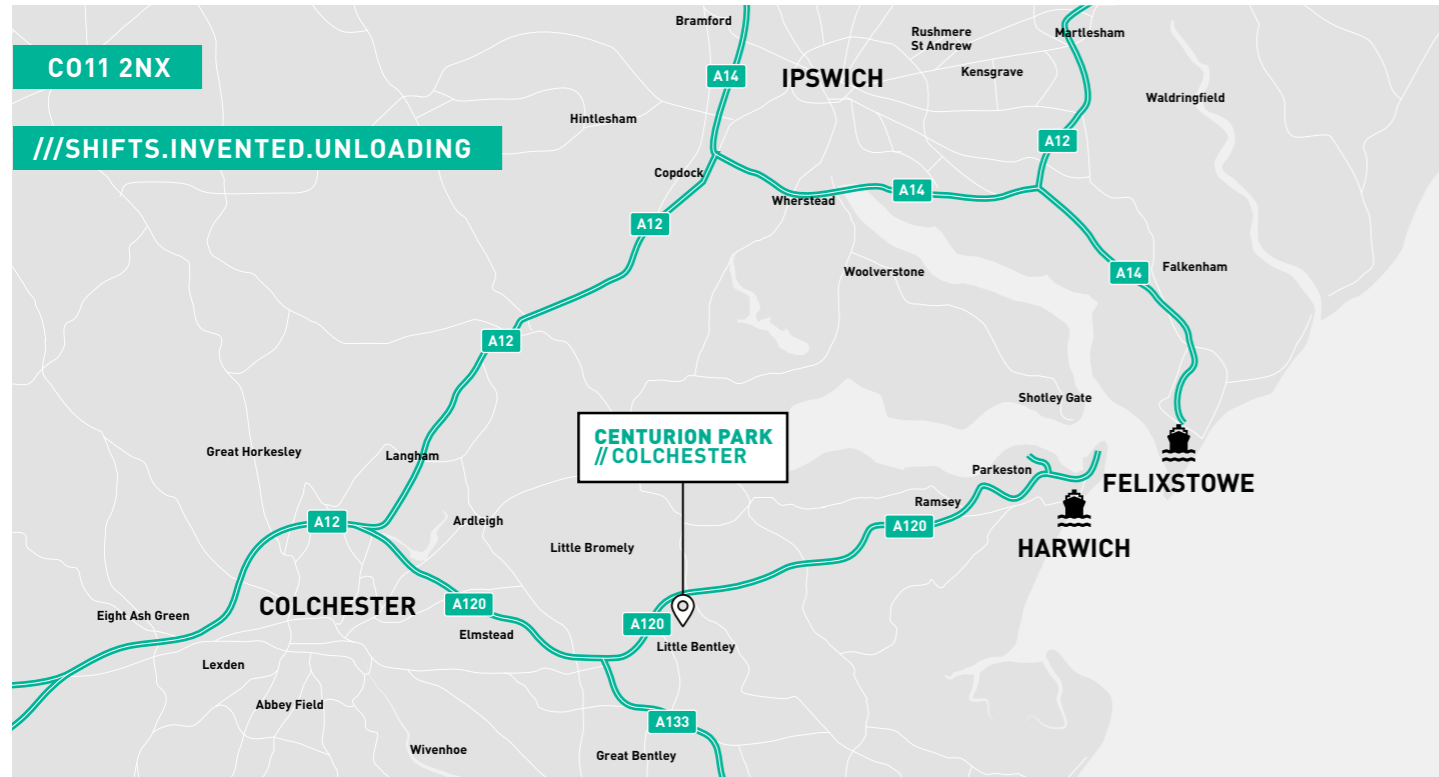


**CYCLE PATHS
AND STORAGE**



IMMEDIATE ACCESS TO THE A120

Centurion Park is situated directly adjacent to the A120, providing access to the M25 in approximately an hour via the A12, as well as to Ipswich in less than 30 minutes. Colchester City Centre is just 20 minutes away, a thriving centre of commerce, shopping and tourism.



✚	A12.....	8.0 miles	12 mins
⚓	Harwich Port.....	9.3 miles	14 mins
📍	Colchester	12.7 miles	20 mins
📍	Ipswich	14.8 miles	28 mins
⚓	Felixstowe Port.....	25.4 miles	45 mins
✈️	Stansted Airport	43.5 miles	50 mins
✚	M25 J28	49.4 miles	50 mins
📍	Cambridge.....	69.8 miles	1hr 15 mins
📍	Central London	77.1 miles	1hr 30 mins

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01245 293 279

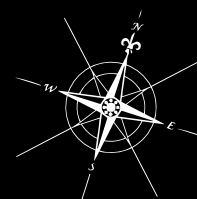
PHIL DENNIS
pdennis@savills.com
+44 (0) 7799 221 113

MIKE WILSON
mike.wilson@savills.com
+44 (0) 7880 378 174

Coke Gearing
consulting
Chartered Surveyors
01206 932460
www.cokegearing.co.uk

DANIEL HARNES
daniel@cokegearing.co.uk
+44 (0) 7887 058 676

TOBY PEMBERTON
toby@cokegearing.co.uk
+44 (0) 7949 530 597



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CAPITAL PARTNERS