

**CENTURION PARK
// COLCHESTER**

AVAILABLE Q4 2024



**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

//CENTURION PARK COLCHESTER

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



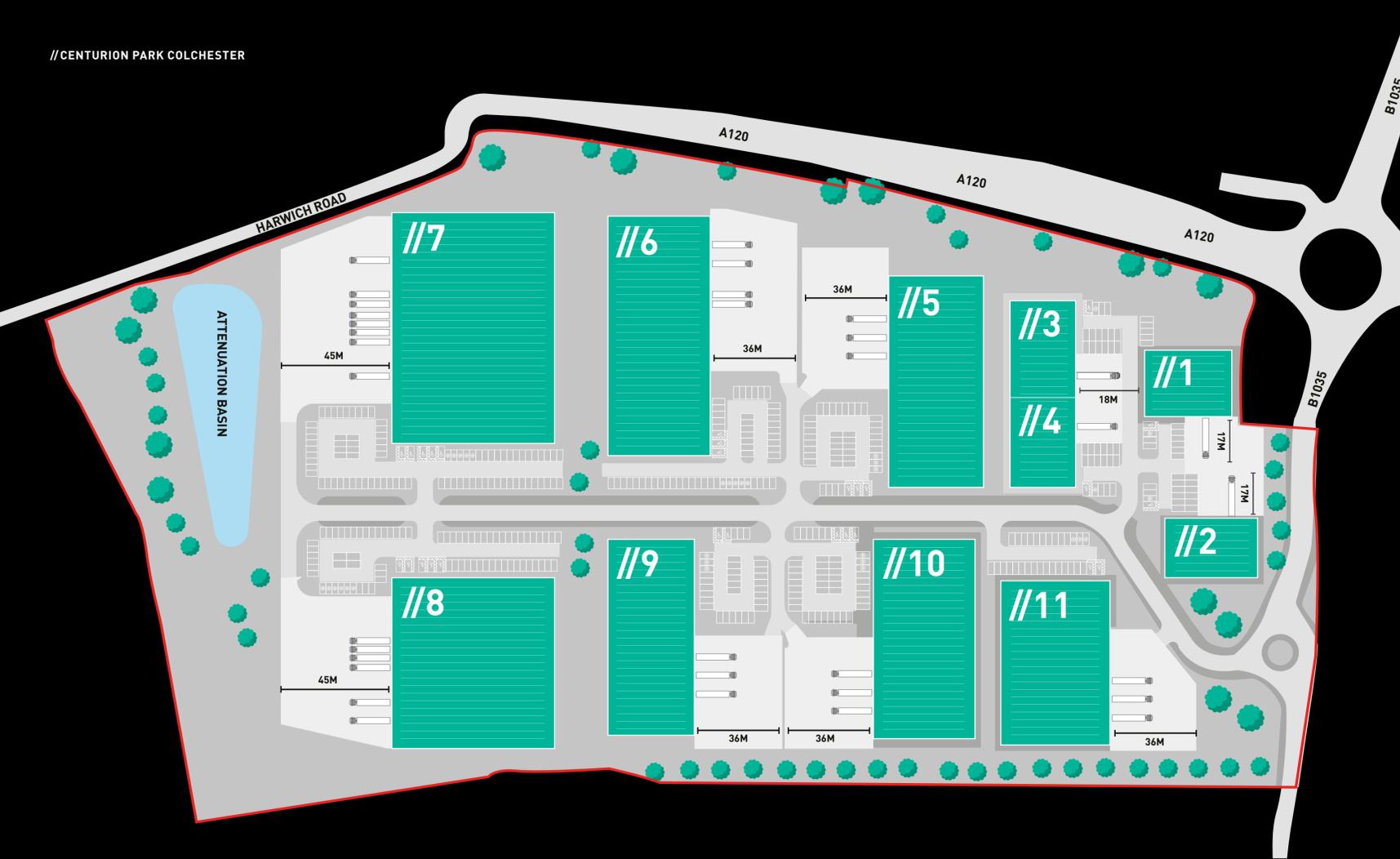
POPULATION IN THE AREA IS EXPECTED TO GROW BY 14.5% IN THE NEXT DECADE



OVER 95% OF COLCHESTER'S POPULATION ARE ECONOMICALLY ACTIVE



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



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

UNIT	GF GIA	FF GIA	TOTAL GIA
1	10,000 SQ FT	1,000 SQ FT	11,000 SQ FT
2	10,000 SQ FT	1,000 SQ FT	11,000 SQ FT
3	11,000 S FT	1,000 SQ FT	12,000 SQ FT
4	10,000 SQ FT	1,000 SQ FT	11,000 SQ FT
5	34,500 SQ FT	3,500 SQ FT	38,000 SQ FT
6	41,500 SQ FT	4,000 SQ FT	45,500 SQ FT
7	65,000 SQ FT	5,500 SQ FT	70,500 SQ FT
8	48,500 SQ FT	5,500 SQ FT	54,000 SQ FT
9	30,000 SQ FT	3,000 SQ FT	33,000 SQ FT
10	35,000 SQ FT	3,500 SQ FT	38,500 SQ FT
11	30,000 SQ FT	3,000 SQ FT	33,000 SQ FT
TOTAL	325,500 SQ FT	32,000 SQ FT	357,500 SQ FT



SUSTAINABILITY

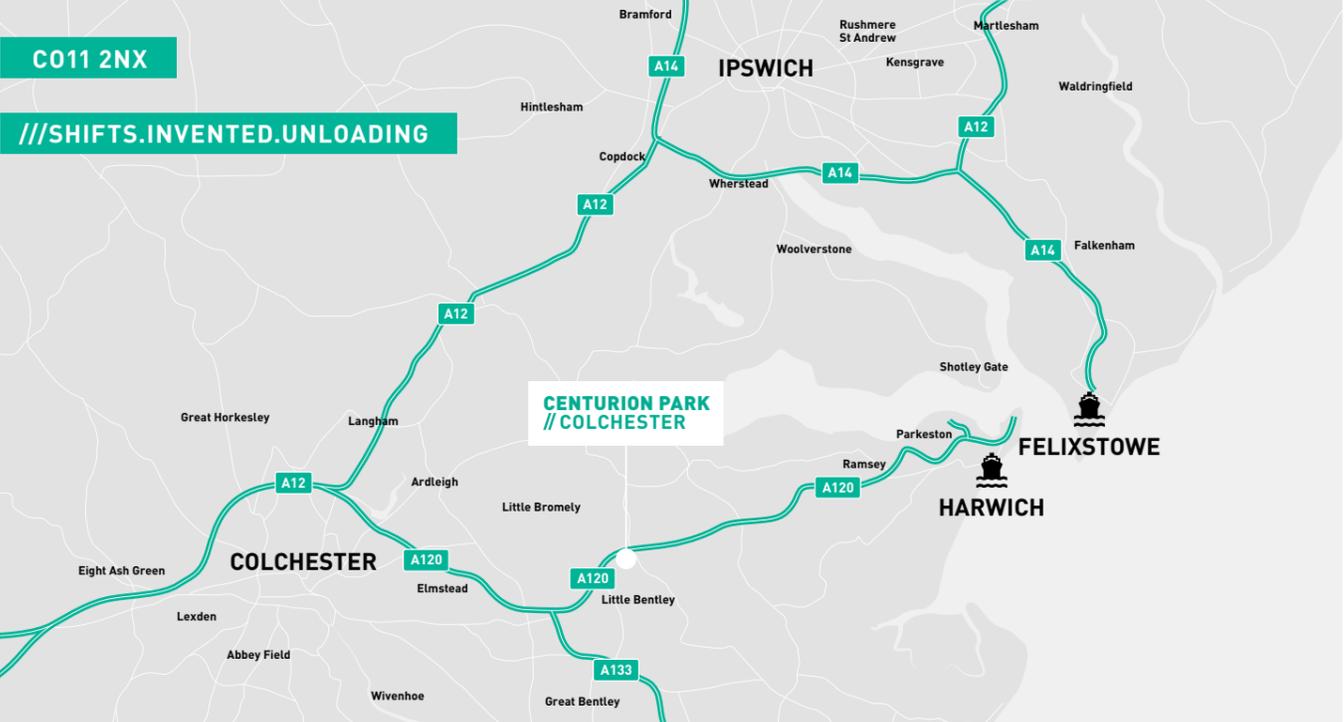
- EPC A+
- BREEAM RATING EXCELLENT
- NET ZERO CARBON DEVELOPMENT
- LED LIGHTING TO OFFICES
- ALL UNITS HAVE SOLAR PANELS
- NATURAL DAYLIGHT TO WAREHOUSE WITH ROOFLIGHT PROVISION OF 10%
- MIXED MODE VENTILATION
- ELECTRIC VEHICLE CHARGING POINTS
- BIODIVERSITY NET GAIN
- CYCLE PATHS AND STORAGE

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

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

The Savills logo consists of the word "savills" in a lowercase, red, serif font, centered within a solid yellow square.

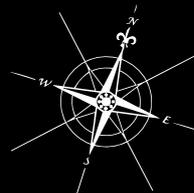
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TRISTAN
CAPITAL PARTNERS