



**TO LET
NEW BUILD**

TRADE, INDUSTRIAL & STORAGE UNITS

SYSTEMATIC BUSINESS PARK, OLD IPSWICH ROAD,
COLCHESTER, ESSEX, CO7 7QL

Enquire about your perfect industrial
or trade space today

AVAILABLE Q1/Q2 2024

**UNITS RANGING FROM
1,700 - 28,934 SQ FT**



DESCRIPTION

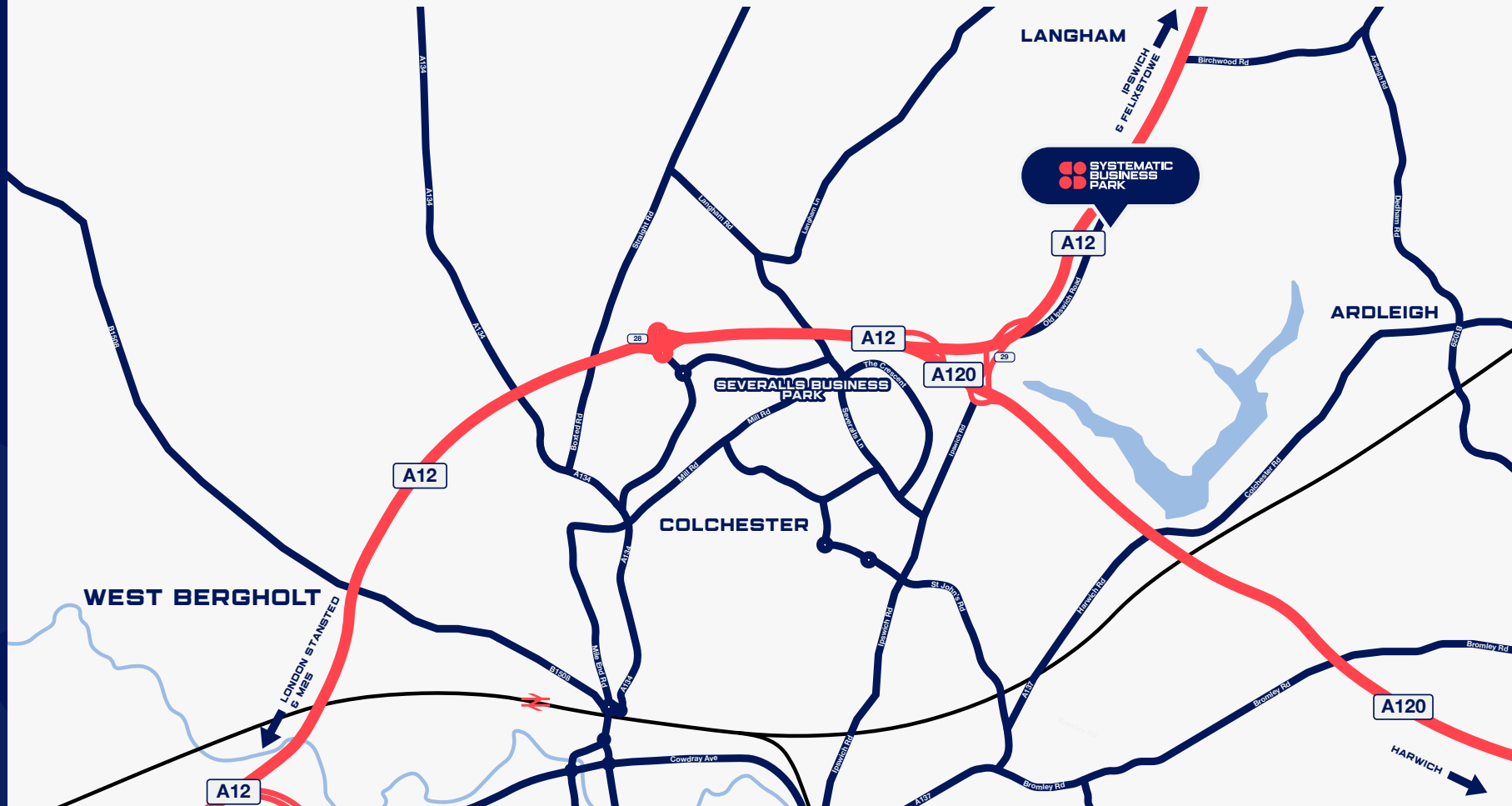
Systematic Business Park extends to 5.47 acres (2.2ha) and will offer a new build industrial park with 30 light industrial units ranging in size from 1,700 - 4,867 sq ft (larger combined units up to 28,934 sq ft available) and allowing planning use classes E(g), B2 and B8.

The scheme has a low density site plan, ensuring each unit will have ample space for vehicle manoeuvres. The site will offer high quality business units in an excellent location off the A12, with direct access to the city of Colchester and surrounding towns.



LOCATION

The site is located in the city of Colchester on Old Ipswich Road, adjacent to the A12, and approximately three miles northeast of Colchester City Centre (10min drive).



SITE PLAN



ACCOMODATION

BLOCK A

GROUD FLOOR

UNIT	SQ M	SQ FT	STATUS
UNIT 1	361	3,888	AVAILABLE
UNIT 2	361	3,888	AVAILABLE
UNIT 3	361	3,888	AVAILABLE
UNIT 4	321	3,451	AVAILABLE
UNIT 5	321	3,451	AVAILABLE
UNIT 6	321	3,451	AVAILABLE
UNIT 7	321	3,451	AVAILABLE
UNIT 8	321	3,451	AVAILABLE

BLOCK B

GROUD FLOOR

UNIT	SQ M	SQ FT	STATUS
UNIT 9	451.3	4,867	AVAILABLE
UNIT 10	455.5	4,867	AVAILABLE
UNIT 11	351.8	3,767	AVAILABLE
UNIT 12	348.9	3,767	AVAILABLE

BLOCK C

GROUD FLOOR

UNIT	SQ M	SQ FT	STATUS
UNIT 13	335	3,602	AVAILABLE
UNIT 14	335	3,602	AVAILABLE
UNIT 15	279	2,999	AVAILABLE
UNIT 16	279	2,999	AVAILABLE

BLOCK D

GROUD FLOOR

UNIT	SQ M	SQ FT	STATUS
UNIT 17	158.6	1,703	AVAILABLE
UNIT 18	159.8	1,703	AVAILABLE
UNIT 19	159.8	1,703	AVAILABLE
UNIT 20	159.8	1,703	AVAILABLE
UNIT 21	159.8	1,703	AVAILABLE
UNIT 22	158.6	1,703	AVAILABLE
UNIT 23	322.1	3,451	AVAILABLE
UNIT 24	159.8	1,703	AVAILABLE
UNIT 25	159.8	1,703	AVAILABLE
UNIT 26	296.7	3,204	AVAILABLE

BLOCK E

GROUD FLOOR

UNIT	SQ M	SQ FT	STATUS
UNIT 27	177	1,905	AVAILABLE
UNIT 28	177	1,905	AVAILABLE
UNIT 29	177	1,905	AVAILABLE
UNIT 30	177	1,905	AVAILABLE

Units can be combined to create larger units if early interest is shown.

SPECIFICATION



5m wide 4m high
electric loading doors



Clear internal height
A - 6.9m B - 6.5m C - 7m
D - 6.9m E - 7m



Fibre Internet
Available



Power supply up
to 18kva per unit



Future provision for
EV charging



Generous Parking
facilities



EPC Rating A+



Quick access to
Felixstowe and Harwich
ports



Ability to
combine units



37.5kN sq m
floor loading



PROGRAMME

Under construction,
completion Q1/Q2 2024.

VAT

The property is elected for VAT.

RENT

Quoting terms are available on request.

Please note, all quoted rents are exclusive of business rates, service charge, buildings insurance and VAT (if applicable), payable quarterly in advance.

SERVICE CHARGE

The tenant is to contribute a fair and reasonable proportion towards the cost of maintenance and upkeep of the common parts of the wider estate. Full details are available on request.

TERMS

Units will be available to lease on a full repairing and insuring basis on terms to be agreed.

EPC

Once constructed, the units will have an EPC rating of A+.

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