



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

TO LET NEW BUILD
TRADE, INDUSTRIAL
& STORAGE UNITS

1,700 - 28,934 SQ FT / 158 - 2,688 SQ M



DESCRIPTION

Systematic Business Park extends to 5.47 acres (2.2ha) and offers 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 has ample space for vehicle manoeuvres. The site offers high quality business units in an excellent location off the A12, with direct access to the city of Colchester and surrounding towns.



LOCATION

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

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).

- 
COLCHESTER
 13 minutes
- 
IPSWICH
 26 minutes
- 
PORT OF HARWICH
 24 minutes
- 
PORT OF FELIXTOWE
 41 minutes
- 
CHELMSFORD
 30 minutes
- 
CAMBRIDGE
 1hr 24 minutes
- 
LONDON
 1hr 47 minutes



SITE PLAN

- BLOCK A
- BLOCK D
- BLOCK B
- BLOCK C
- BLOCK E



ACCOMMODATION

BLOCK A

GROUND FLOOR

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

BLOCK B

GROUND FLOOR

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

BLOCK C

GROUND FLOOR

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

BLOCK D

GROUND FLOOR

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

BLOCK E

GROUND FLOOR

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

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



Ability to
combine units



Three Phase
Power Supply



Generous Parking
facilities



Target EPC
Rating A



Quick access to Felixstowe
and Harwich ports



37.5 kN/m2
floor loading



Energy efficient
LED lighting



FURTHER INFORMATION

PROGRAMME

Immediately Available.

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.

TERMS

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

VAT

The property is elected for VAT.

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.

EPC

Target EPC rating of A.

Enquire about your perfect industrial or trade space today



LETTINGS ENQUIRIES

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DISCLAIMER:

We have done our very best to provide information to you that is accurate and honest at the time of print. The information should not be relied upon as a basis to enter into any contractual purchase commitment. The specification included may change during the course of the construction period and could be subject to market conditions, such as availability of materials. If there is anything you are uncertain about, please raise a query in writing with your solicitor. August 2024.