



# VISION PARK WITHAM

UP TO 180,000 SQ FT OF  
DESIGN & BUILD WAREHOUSE  
AND LOGISTICS FACILITY

EASTWAYS INDUSTRIAL ESTATE  
ALBERT WAY, WITHAM CM8 3PL

# FLEXIBLE. BESPOKE. CONSENTED.

Vision Park offers the opportunity to deliver a high-quality industrial unit tailored to your exact requirements. Whether you're looking for a specific layout, enhanced loading, increased office provision or sustainability features, every element can be designed around your operation — all to Grade A standards.



CHEMLSFORD  
20 MINS →

UNISYSTEMS FREIGHT UK

TYCO ELECTRONICS

SUPREME PETFOODS

TESCO

TEXO GROUP

TRUCK EAST SCANIA

ESG GROUP

SCREWFIX

SYCAMORE BMW

# WITHAM

SIMARCO INTERNATIONAL

HOWDENS

AJW DISTRIBUTION

EUROVIEW ARCHITECTURAL GLASS

TECNIQ

COMMUNITY FOODS

KIMIA UK

VELTA INTERNATIONAL

MORRISONS

NOVA AUTOMOTIVE GROUP

PFE EXPRESS

WITHAM  
STATION

COLCHESTER ROAD

J22

J22

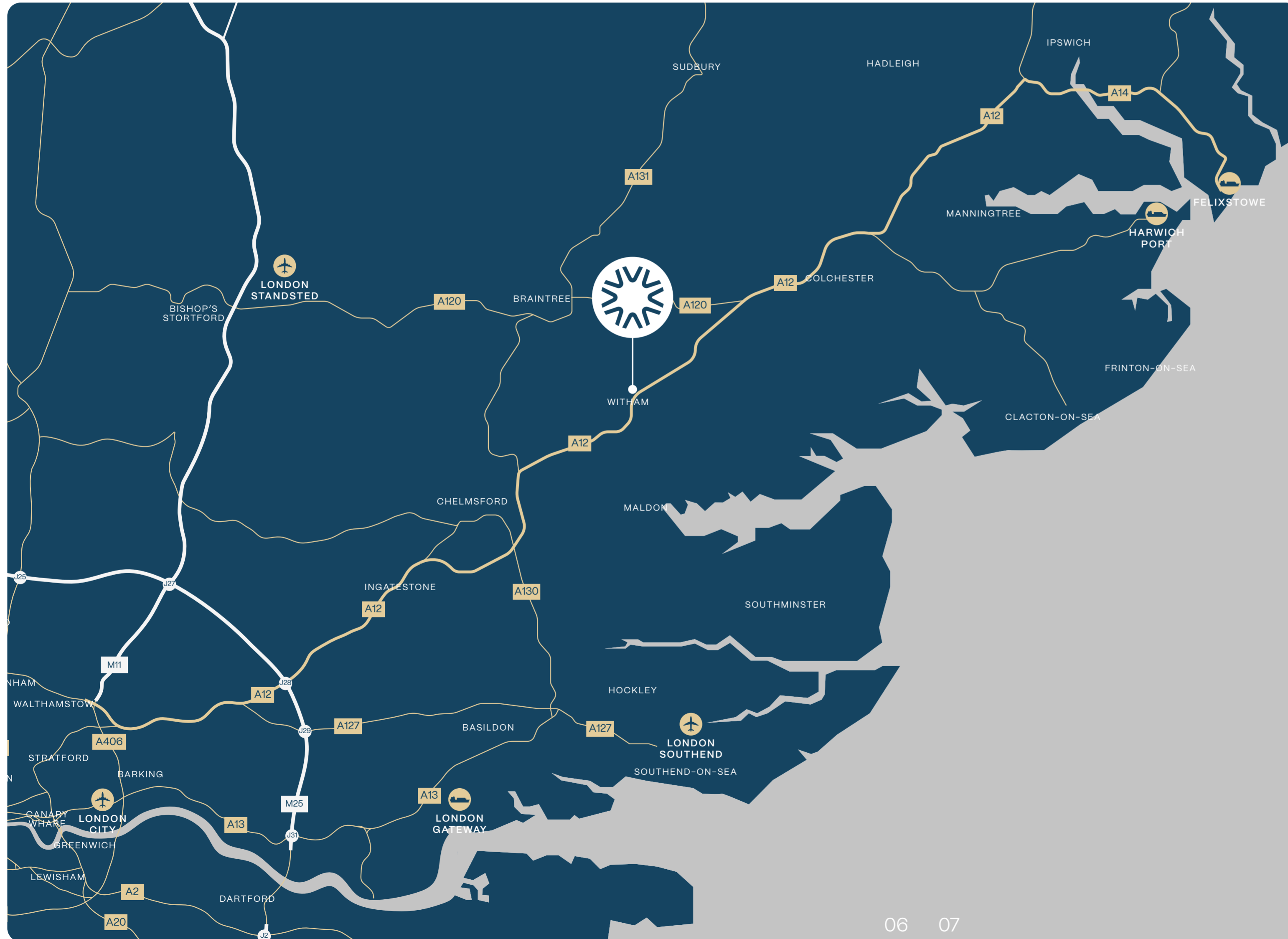
A12

FELIXSTOWE  
60 MINS ↓

The site sits directly alongside the A12 — a key arterial route linking Witham to Central London in around 65 minutes and the Port of Felixstowe in just 60 minutes. This strategic position offers fast, direct access to both domestic markets and international trade routes.

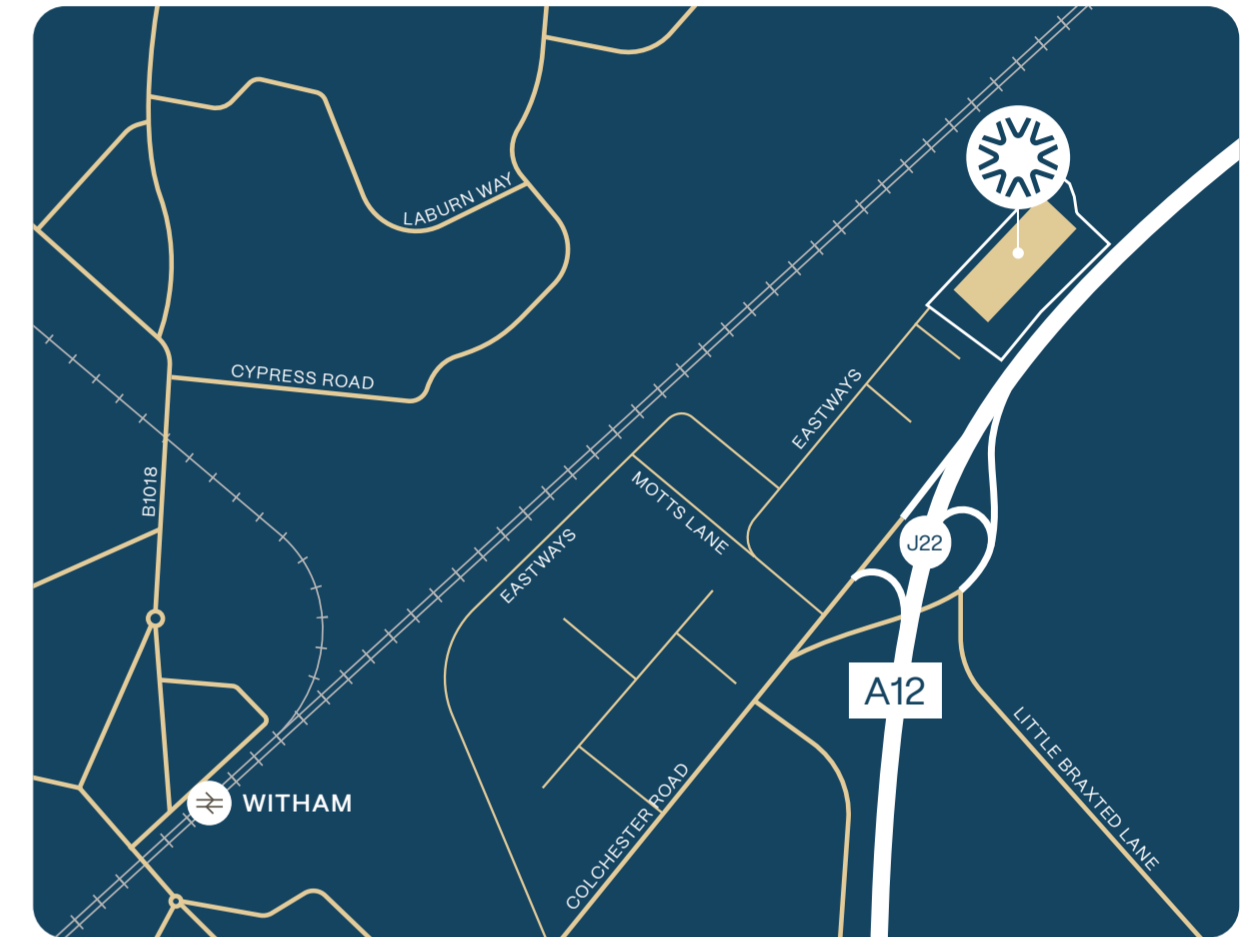






# SOUTH EAST LOCATION WITH GLOBAL REACH.

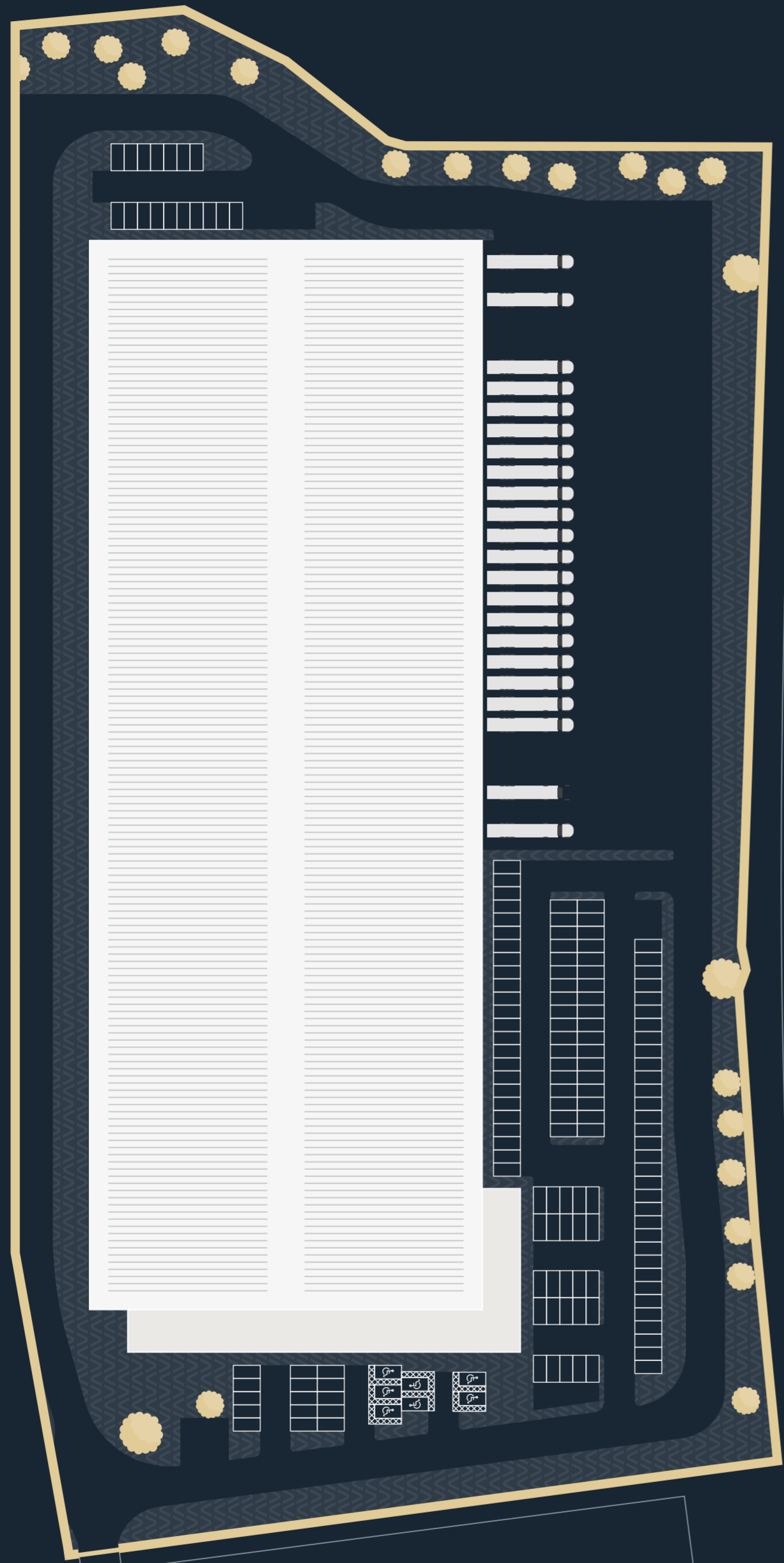


## FELIXSTOWE PORT

Felixstowe is one of the UK's busiest container ports handling in excess of 4m TEUS annually. Vision Park is just over an hour away, offering fast, direct access to global trade routes via the A12/A14.



	MINS	MILES
A12	2	0.3
M25 Junction 28	29	25
M11 Junction 8	33	24
	MINS	MILES
Colchester	19	12
Chelmsford	20	12
Central London	65	48
	MINS	MILES
London Gateway Port	35	31
Felixstowe Port	60	41
	MINS	MILES
London Stansted Airport	30	23
London City Airport	55	47



A12  
LONDON ROAD

EASTWAYS

Access to the A12 in 2 minutes ↓

# BUILT AROUND YOUR BUSINESS.

Vision Park offers occupiers the flexibility to shape a warehouse to suit their exact operational needs.



Outline  
Consent  
Granted



Up to circa  
180,000  
sq ft



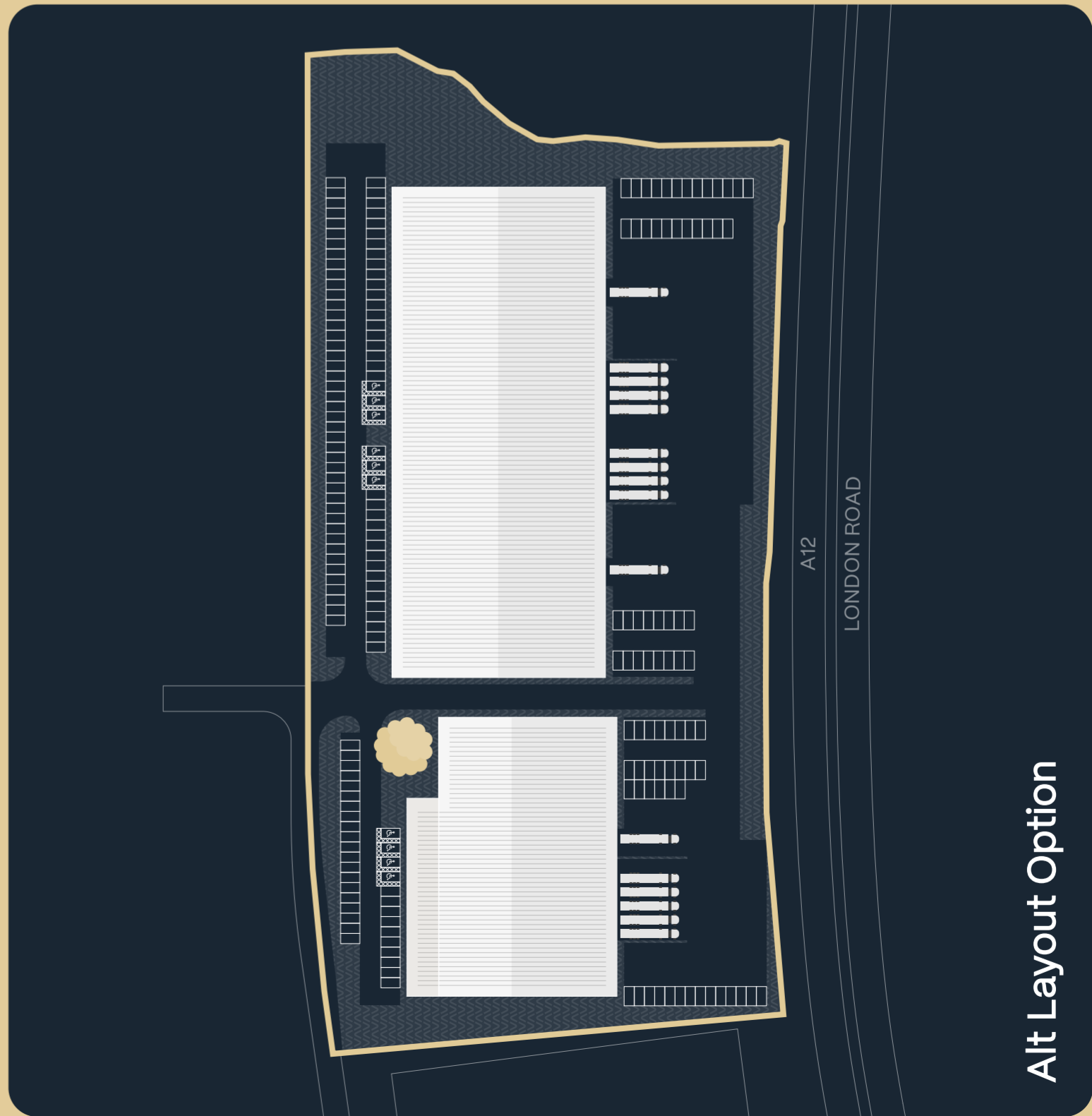
Up to 15m  
Eaves  
Height



Target  
BREEAM  
'Excellent'



Up to  
1MVA  
Available



A12  
LONDON ROAD

Alt Layout Option

# NET ZERO CARBON OPPORTUNITY.

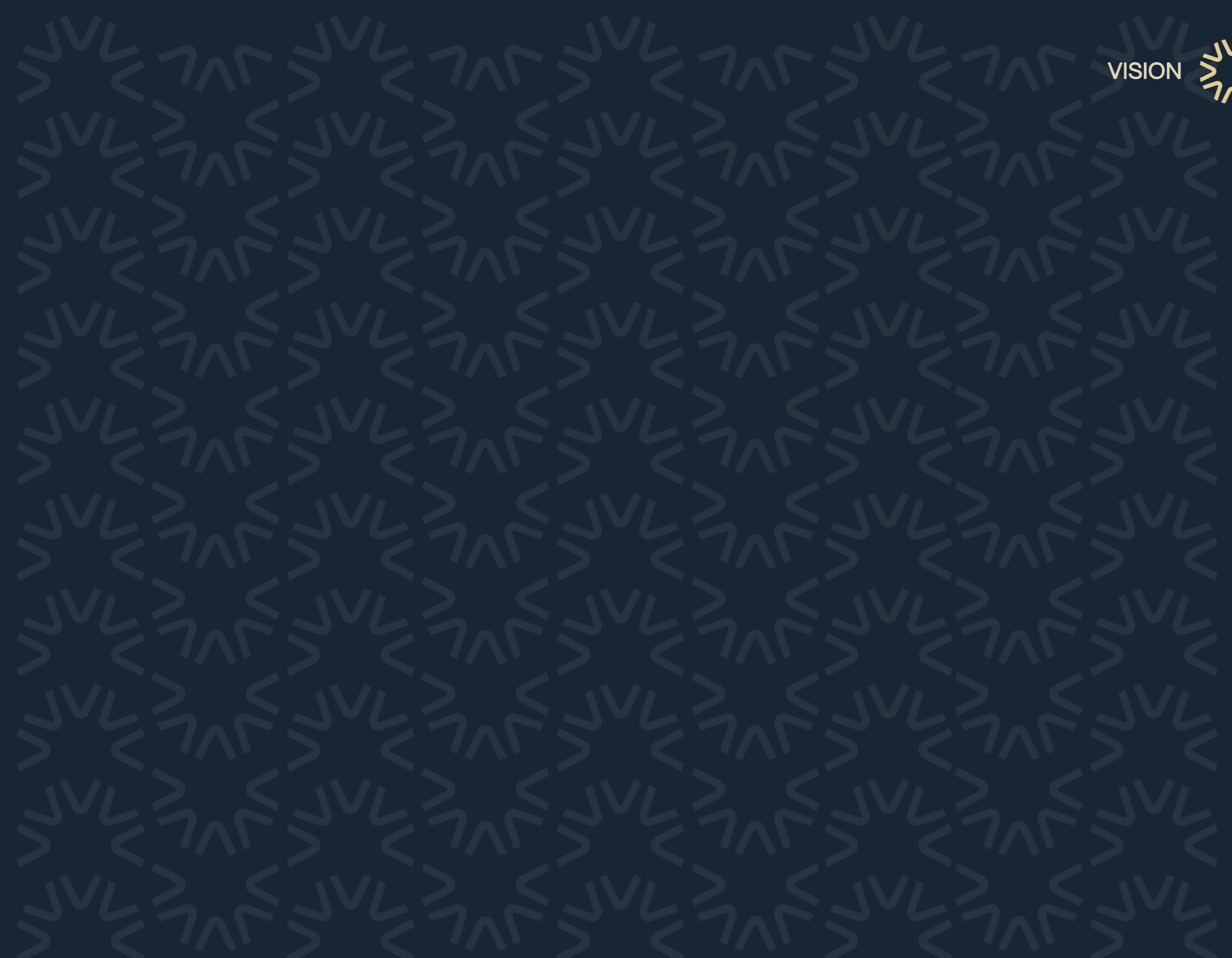


Vision Park gives occupiers the chance to create a building that meets their operational needs while targeting Net Carbon Zero. From low embodied carbon materials and rooftop solar PV to EV charging and the potential for all-electric heating, the site offers the flexibility to deliver high-spec sustainability from day one.



PV Panels





LANDSCAPED SETTING



EXCELLENT A12 ACCESS



LOCAL AMENITIES NEARBY

**VISION PARK OCCUPIES A WELL-CONNECTED, LANDSCAPED SETTING THAT HELPS BUSINESSES PERFORM.**

Vision Park is ideally situated for manufacturing and distribution, being adjacent to the A12 providing quick access to Essex, Suffolk, London Gateway and Felixstowe ports. Set in landscaped surroundings with access to walking routes and nearby local amenities, the park provides a calmer, more connected place to operate.



INDICATIVE CGI



INDICATIVE CGI

A DEVELOPMENT BY  
AQUILA

Units are available on a pre-let basis, subject to agreement with the landlord. Freehold options may also be considered. For further details, please contact the joint agents, DTRE or Savills.



# VISION PARK WITHAM

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Designed by