



**SYSTEMATIC
BUSINESS
PARK**

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

**IMMEDIATELY
AVAILABLE**



NEWLY-BUILT, HIGH-SPEC, AND ENERGY-EFFICIENT
**INDUSTRIAL & TRADE
UNITS TO LET**

**FLEXIBLE SPACES FROM
1,700 - 25,000 SQ FT**



COLCHESTER: A NEW STANDARD FOR MODERN INDUSTRIAL SPACE

Systematic Business Park sets a new benchmark for light industrial, trade and business space in Colchester.

This brand-new 5.47-acre (2.2-hectare) development comprises 30 high-quality units from 1,700 to 4,867 sq ft, with the ability to combine up to 25,000 sq ft for larger occupiers.

Designed with a low-density layout, the park provides generous parking, loading and manoeuvring areas, ensuring smooth operational flow for logistics, manufacturing, and storage businesses alike.

Each unit benefits from planning use classes E(g), B2 and B8, supporting a wide range of industrial and commercial uses.

Positioned just off the A12, Systematic Business Park offers exceptional connectivity to Colchester, Ipswich, London, and key transport routes across the South East, making it one of the region's most accessible and future-ready business destinations.

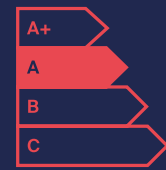
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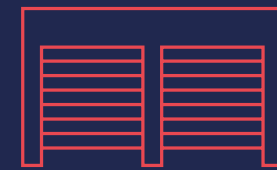


SPECIFICATION: BUILT FOR PERFORMANCE, DESIGNED FOR FLEXIBILITY

Each unit at Systematic Business Park has been designed for modern occupiers – offering high-quality work, trade or large storage space that combines functionality, sustainability and exceptional natural light. Roof lighting flood each unit with daylight, creating a bright and efficient environment while reducing energy use. The landlord will also consider specification requests to suit individual business requirements, providing flexibility for bespoke fit-out or configuration where feasible. Systematic Business Park delivers the ideal environment for trade, industrial and storage occupiers seeking adaptable, energy-efficient space in Colchester’s most connected commercial location.



EPC A rated Sustainable Design



5m Wide 4m High Electric Loading Doors



Clear Internal Height
A - 6.9m B - 6.5m C - 7m
D - 6.9m E - 7m



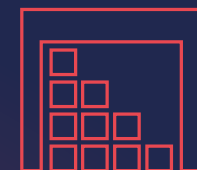
Fibre Internet Connectivity



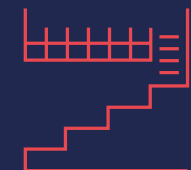
Excellent Levels of Natural Light Throughout



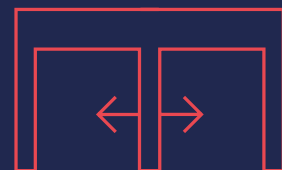
Parking Facilities



37.5 kN/m2 Floor Loading



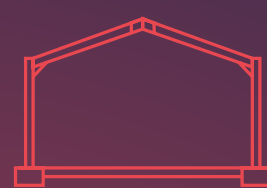
Provision for Mezzanine Floors



Ability to Combine Adjoining Units



Disabled Parking Available



Steel Portal Frame Construction



Quick Access to Felixstowe & Harwich Ports



Three Phase Power Supply

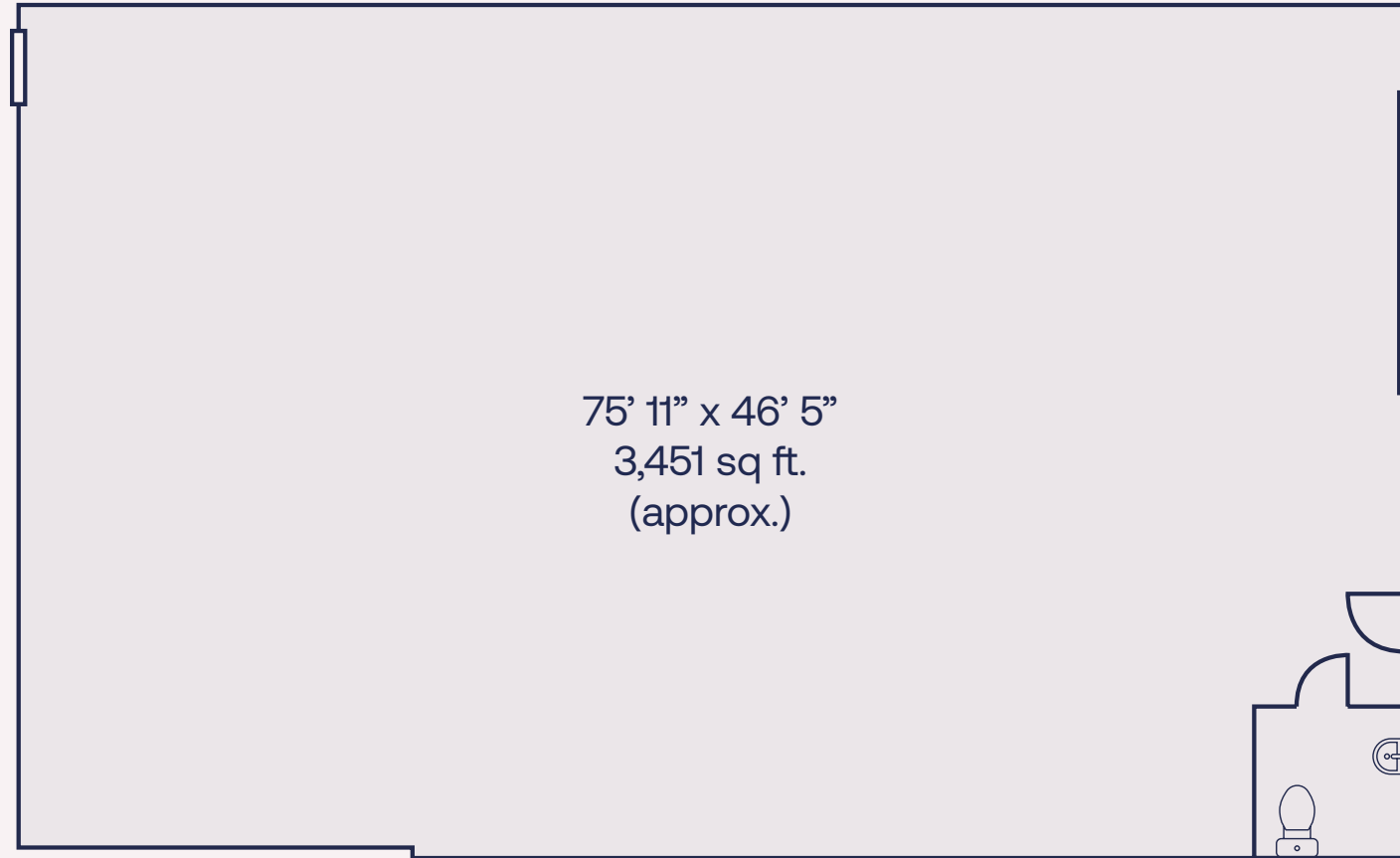


Toilet Facilities Within Every Unit





TYPICAL FLOOR PLAN

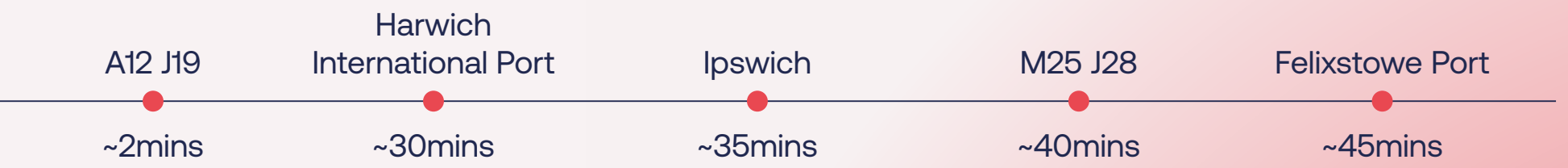
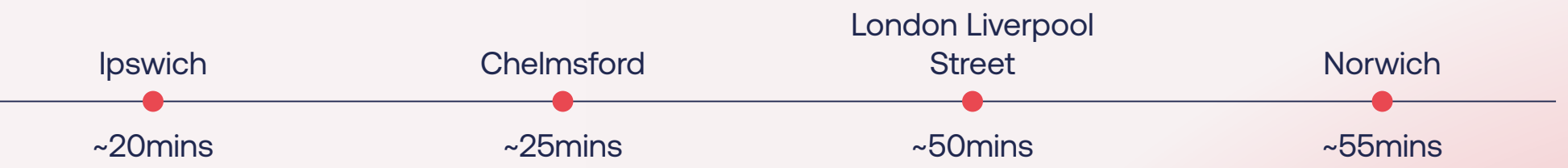




PERFECTLY PLACED FOR BUSINESS ACROSS THE SOUTH EAST AND BEYOND.

Systematic Business Park occupies a prime position on Old Ipswich Road, directly off Junction 29 of the A12, placing occupiers at the heart of one of the East of England's most dynamic commercial regions.

Colchester's strategic location between London and the Port of Felixstowe makes it a key hub for logistics, manufacturing and distribution. With swift connections to major road, rail and port infrastructure, the town is attracting a diverse range of businesses looking to expand and operate efficiently across the South East.





///PURPLE.FREELY.SPECIAL



 **SYSTEMATIC
BUSINESS
PARK**

COLCHESTER





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SITE MAP & ACCOMMODATION

Units can be combined to create larger floor plates, allowing occupiers to tailor the space to their operational requirements. Early interest is encouraged, as the opportunity to merge adjoining units is available by agreement during the initial letting phase.

BLOCK A

UNIT	SIZE (SQ FT)
01	3,888
02	3,888
03	3,888
04	3,451
05	3,451
06	3,451
07	3,451
08	3,451

BLOCK B

UNIT	SIZE (SQ FT)
09	4,867
10	4,867
11	3,767
12	3,767

BLOCK C

UNIT	SIZE (SQ FT)
13	3,602
14	3,602
15	2,999
16	2,999

BLOCK D

UNIT	SIZE (SQ FT)
17	1,703
18	1,703
19	1,703
20	1,703
21	1,703
22	1,703
23	3,451
24	1,703
25	1,703
26	3,204

BLOCK E

UNIT	SIZE (SQ FT)
27	1,905
28	1,905
29	1,905
30	1,905

■ - Tenanted Units





FURTHER INFORMATION

PROGRAMME

Immediately Available.

TERMS

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

SERVICE CHARGE

The tenant will contribute a fair and reasonable proportion towards the cost of maintaining and upkeeping the common areas of the wider estate. Full details are available on request.

RENT

Quoting terms are available on request.

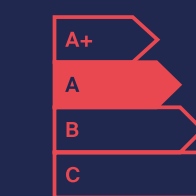
Please note, all quoted rents are exclusive of business rates, service charge, buildings insurance and VAT (if applicable), payable quarterly in advance.

VAT

The property is elected for VAT.

EPC

EPC rating A.





NOW LETTING - READY FOR IMMEDIATE OCCUPATION

High-quality work, trade and storage units available now, with the flexibility to expand across adjoining spaces as your business grows.

Move in quickly, operate efficiently, and secure your position within Colchester's newest business park.

[ENQUIRE NOW](#)

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.

ADDRESS

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