

Seven Acres

BUSINESS PARK

FOR SALE
Q2 2024 ESTIMATED COMPLETION



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Seven Acres Business Park, Parsonage Road, Takeley, Essex, CM22 6PU

Rare Freehold Opportunity

2 miles to Junction 8 M11

EV Charging Points

7m Min Eaves Height & Full Height Loading Doors

Attractive Business Park with Generous Parking

Adjacent to Stansted Airport





Convenient Location

TAKELEY, ESSEX

Weston Homes' latest commercial development, Seven Acres, is primely located for business travel near and far. Situated in the village of Takeley in Essex, you've got Stansted Airport practically on your doorstep.

Bishop's Stortford is nearby, offering all expected services and a highly-skilled labour pool from a population of over 40,000. Employment opportunities abound in Braintree too, with a population of 155,000. The A120, M11 and M25 are all within easy reach, and access into London is simple, either by train or car.

BY CAR:

- STANSTED AIRPORT
7 Minutes
- BISHOP'S STORTFORD
16 Minutes
- M25, JUNCTION 27
20 Minutes
- BRAINTREE
22 Minutes
- CHELMSFORD
32 Minutes
- CENTRAL LONDON
1 Hour 14 Minutes



KEY:

- s/s - Sub Station
- Ⓢ - EV Charging Point
- - Site Boundary

SPECIFICATION

The units are constructed to shell. Specification details available on request.

- 7m min eaves height
- Constructed to shell specification
- 50kn/m2 floor loading
- Steel portal frame construction
- Ill phase power supply
- EV charging points
- Electric full height roller shutter access door
- Generous parking
- Electric security bollards

USE

The units have the benefit of planning consent for a variety of uses within Use Class E. Other uses may be considered subject to obtaining the necessary consents.

LEGAL COSTS

Each party to bear their own.

INSPECTIONS

Through appointed selling agents, Coke Gearing.

PRICE & AVAILABILITY

Please contact the agent for further details.

Unit Details

SEVEN ACRES

Unit No.	Size (m ²)	Size (ft ²)	Parking Spaces	Price (+VAT)
1 & 2	517.58	5,571	26	£1,476,750
7 & 8	517.58	5,571	19	£1,434,750
9 & 10	517.58	5,571	19	£1,434,750
3	258.79	2,786	7	£702,500
4	258.79	2,786	7	£702,500
5	258.79	2,786	6	£696,500
6	258.79	2,786	6	£696,500
11	258.79	2,786	6	£696,500
12	258.79	2,786	6	£696,500

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**Weston
Homes**