

An architectural rendering of a modern business park. The scene features several dark-colored, two-story buildings with large glass windows and gabled roofs. In the foreground, a paved area with a circular driveway is shown. Several cars are parked, including a silver car with license plate 'JGF' on the left, a red car, a silver car, a red car, a silver car, and a green car. People are seen walking and sitting at an outdoor table. The background is filled with lush green trees under a blue sky with white clouds. A logo for 'BOX TED PARK' is centered at the top.

BOX  
TED  
PARK

CULTIVATING MODERN BUSINESS IN A RURAL  
OASIS OF **INNOVATION** AND **SUSTAINABILITY**.

A Development By

**Baähn**  
developments

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CONTEMPORARY INNOVATION  
**MEETS RURAL  
TRANQUILLITY.**

Welcome to Boxted Park, a groundbreaking development comprising of 23 Class E business units that are meticulously designed with a contemporary agricultural fusion concept.

Nestled in a rural setting, this extraordinary space provides the latest facilities to foster a sustainable and ecologically sound work environment.

Our units are for sale/freehold with lease hold options available and range from 955 ft<sup>2</sup> - 1,992 ft<sup>2</sup> (options to convert to smaller units available which start at 433 ft<sup>2</sup>).

Escape the city's congestion while enjoying convenient access to the city, The A12 to London and the M25, and the Mainline railway route to London Liverpool Street in less than an hour.



## SERENE SETTINGS FOR THRIVING BUSINESSES

At Boxted Park, you'll discover a harmonious union of modern architectural design with the tranquillity of its rural surroundings. Our development is thoughtfully designed to blend naturally with the picturesque backdrop. Amid this seamless integration, you can relish the embrace of carefully landscaped community grounds that offer a visually pleasing environment and a serene space for work, connection, and relaxation.

- ◇ Rural setting
- ◇ Landscaped community areas
- ◇ Secure cycle racks
- ◇ Site security & CCTV surveillance
- ◇ Secure gated entrance







A SPACE WHERE MODERN DESIGN  
AND THE BEAUTY OF NATURE  
COEXIST IN PERFECT HARMONY.

- ◆ Super-fast broadband
- ◆ Perimeter trunking with power outlets
- ◆ Energy efficient
- ◆ Heating/Cooling AC units
- ◆ Double-glazed aluminium windows and doors
- ◆ Planning - Use case 'E' consent
- ◆ Kitchenette with integrated fridge and space for dishwasher
- ◆ Accessible contemporary WC facilities on the ground floor
- ◆ Naturally well-lit interior space
- ◆ Understairs storage area for storage/comms/ EV/solar equipment
- ◆ LED lighting
- ◆ Full decorated walls
- ◆ 10 year warranty
- ◆ Three-phase power supply
- ◆ Pre-installed infrastructure for EV and Solar Panel
- ◆ Pre-installed infrastructure to allow additional second-floor WC
- ◆ Optional carpeting/laminate

# FLEXIBILITY IN DESIGN. YOUR VISION. YOUR SPACE.



Boxted Park is where we reimagine workspaces, allowing you to tailor your environment.





BOXTED PARK IS THE CANVAS FOR  
YOUR UNIQUE BUSINESS JOURNEY,  
WHERE MODERN DESIGN MEETS  
LIMITLESS POSSIBILITIES.



Our innovative concept allows easy conversion into two separate office spaces for maximised utility. This adaptability suits your evolving needs and can turn unused areas into additional income, potentially providing a cost-free office space.



# FLOOR PLANS.

Type: A - 955 ft<sup>2</sup> (89 m<sup>2</sup>)

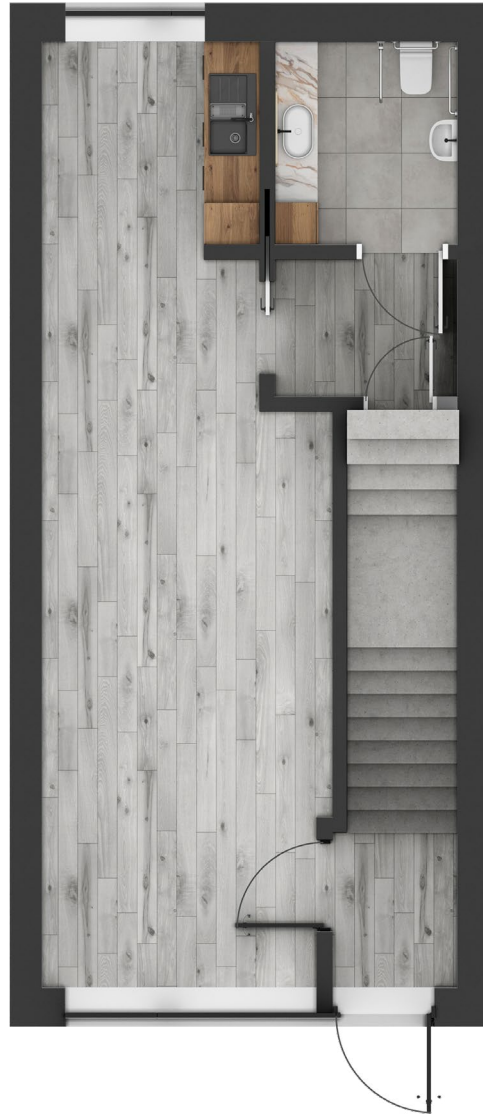


◇ Ground Floor 14' 10" x 31' 10" (5m x10m)

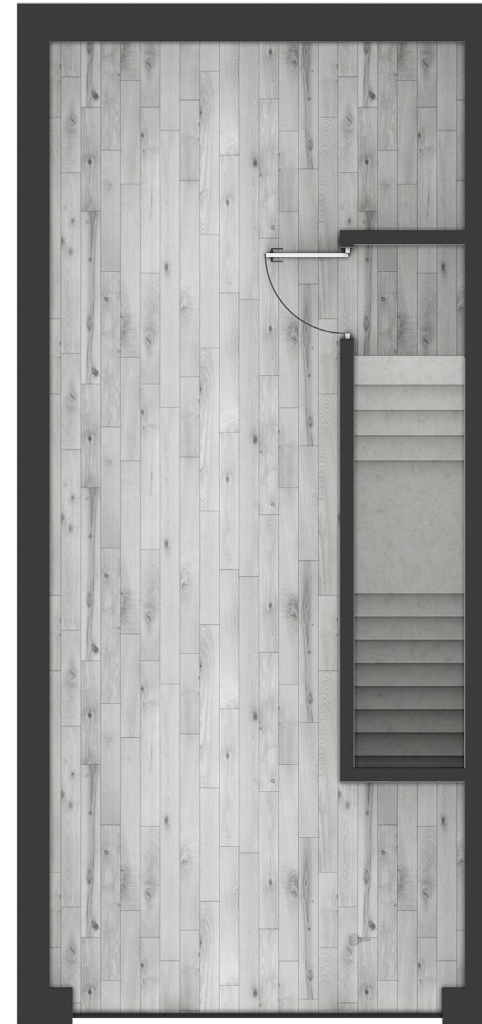


◇ First Floor 14' 10" x 31' 10" (5m x10m)

Type: B - 1004 ft<sup>2</sup> (93 m<sup>2</sup>)

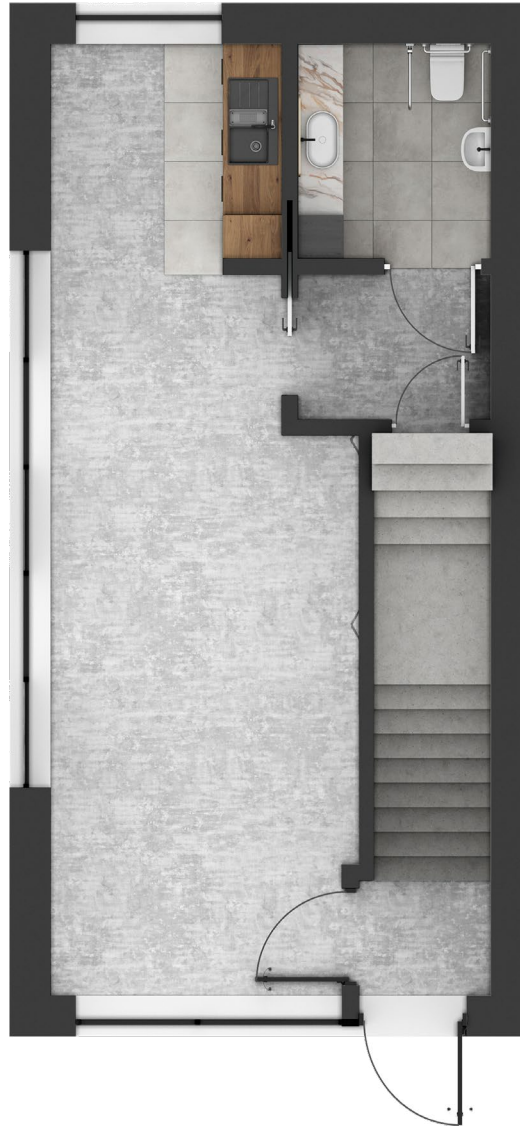


◇ Ground Floor 14' 10" x 33' 7" (5m x10m)

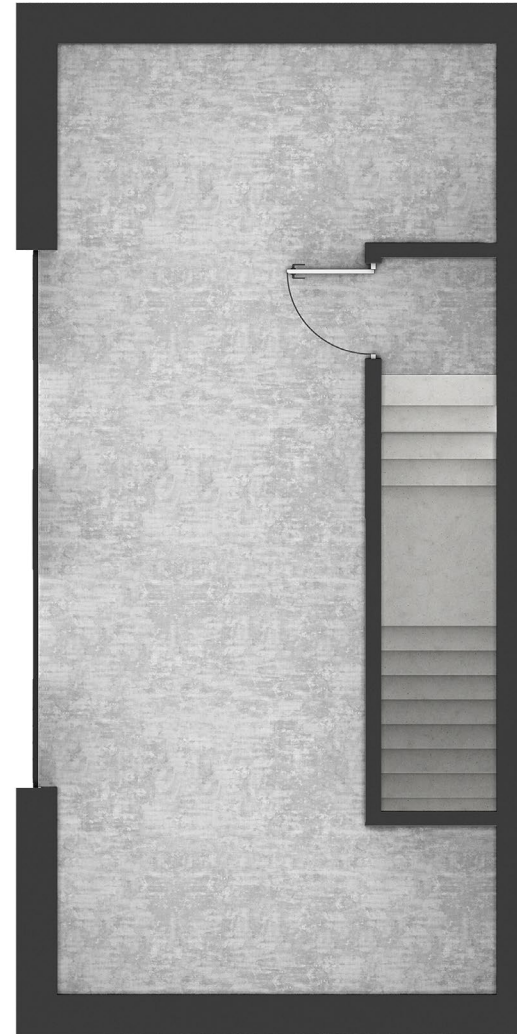


◇ First Floor 14' 10" x 33' 7" (5m x10m)

Type: C - 1232 ft<sup>2</sup> (118 m<sup>2</sup>)



◇ Ground Floor 19' 8" x 31' 10" (6m x10m)



◇ First Floor 19' 8" x 31' 10" (6m x10m)

Type: D - 1992 ft<sup>2</sup> (185 m<sup>2</sup>)



◇ Ground Floor 30' 9" x 33' 3" (9m x10m)



◇ First Floor 30' 9" x 33' 3" (9m x10m)



Planning permission approved for Class E Commercial, Business and Service uses which include:

- ◇ General Office Use
- ◇ Financial Services
- ◇ Retail
- ◇ Medical Health Services
- ◇ Creche, Nursery or Day Centre
- ◇ Recreational or Leisure
- ◇ Research and Development
- ◇ Possible Light Industrial Use

## EFFICIENCY ALIGNED WITH ENVIRONMENTAL RESPONSIBILITY

We're proud to provide pre-installed infrastructure for EV charging points as a standard feature, promoting an eco-friendly commute culture within



The units have been carefully constructed with a deep commitment to eco-friendliness, utilising sustainable materials whenever possible. At Boxted Park, we have taken proactive steps to integrate eco-conscious options directly into the very fabric of our units. Each space comes equipped with pre-installed infrastructure for solar panel heating and individual EV car charging points.

**Sustainability isn't just a buzzword;  
It's a core value that defines Boxted Park.**

## WHERE WE ARE

# LOCATION & CONNECTIVITY

Our strategic positioning offers easy access to the A12, connecting to London, Ipswich, and the M25. The city's main train station is conveniently located only ten minutes away, allowing access to London, Norwich, Southend and other major cities in under an hour.

- ◇ Colchester - 4 miles | 15 minute Drive
- ◇ Northern Gateway - 2.7 miles | 10 minute drive
- ◇ The A12 - 2.7 miles | 10 minute drive
- ◇ Sudbury - 13 miles | 24 minute drive
- ◇ Colchester Train Station - 3.4 miles | 10 minutes drive
- ◇ London Liverpool Street - 45 Minutes by Train
- ◇ Installation of 2 new bus stops with regular bus routes



This serene setting allows you to concentrate and thrive, free from the distractions of the city. Yet, you're just a stone's throw from Colchester's vibrant hub and the newly developed Northern Gateway, which offers an eclectic range of shopping and dining experiences.





A12



COLCHESTER SPORTS PARK



NORTHERN GATEWAY



COLCHESTER CITY CENTRE

TRAIN STATION



DAVID LLOYDS



CHESTERWELL

BOXTED PARK





**Baahn**  
developments

A prestigious development by local and experienced developers Baahn Developments.

[www.baahn.co.uk](http://www.baahn.co.uk)

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