



**TO LET
NEW BUILD**

TRADE, INDUSTRIAL & STORAGE UNITS

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

Enquire about your perfect industrial
or trade space today

AVAILABLE Q3 2024

**UNITS RANGING FROM
1,700 - 28,934 SQ FT**



DESCRIPTION

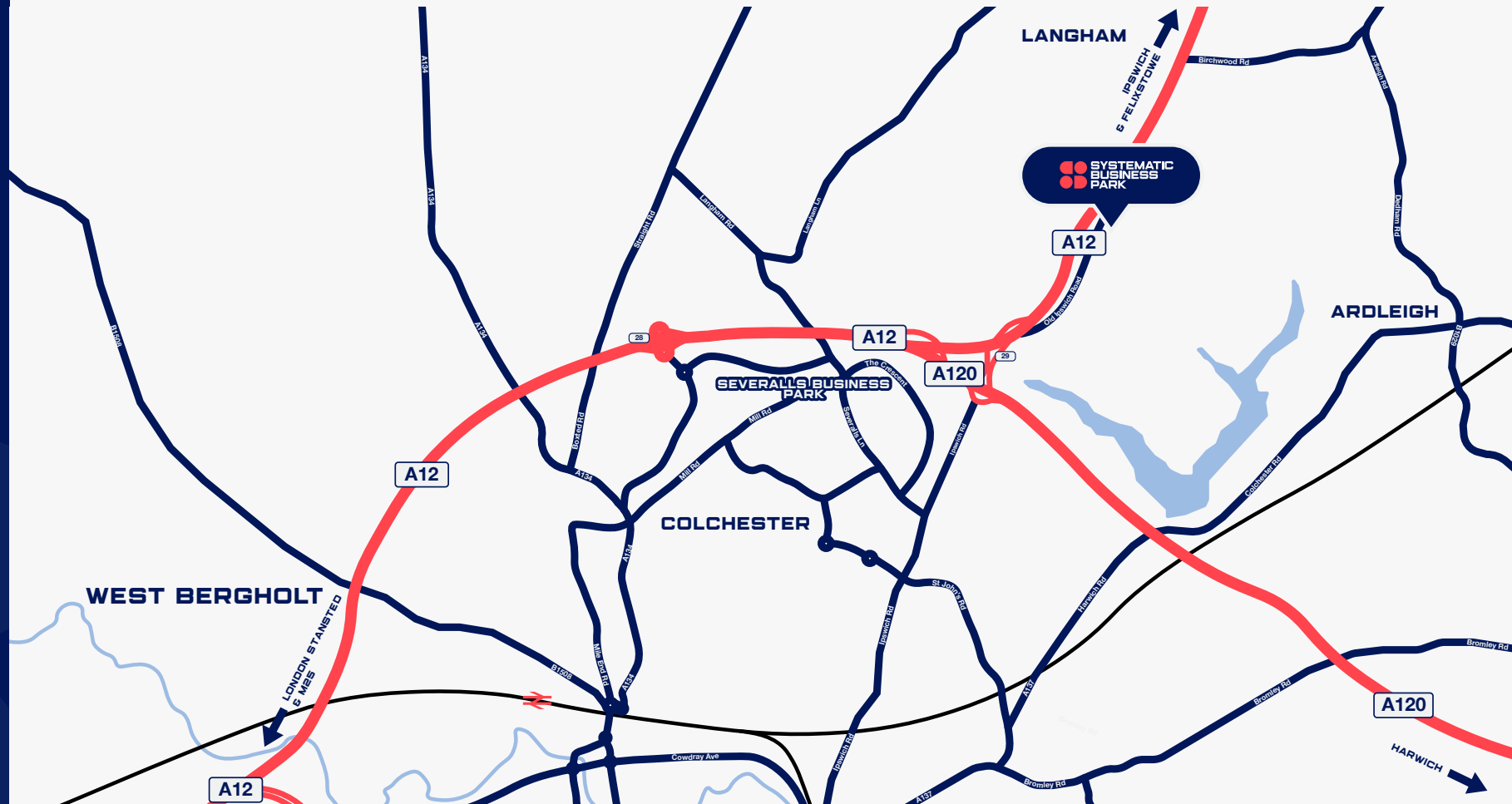
Systematic Business Park extends to 5.47 acres (2.2ha) and will offer a new build industrial park with 30 light industrial units ranging in size from 1,700 - 4,867 sq ft (larger combined units up to 28,934 sq ft available) and allowing planning use classes E(g), B2 and B8.

The scheme has a low density site plan, ensuring each unit will have ample space for vehicle manoeuvres. The site will offer high quality business units in an excellent location off the A12, with direct access to the city of Colchester and surrounding towns.

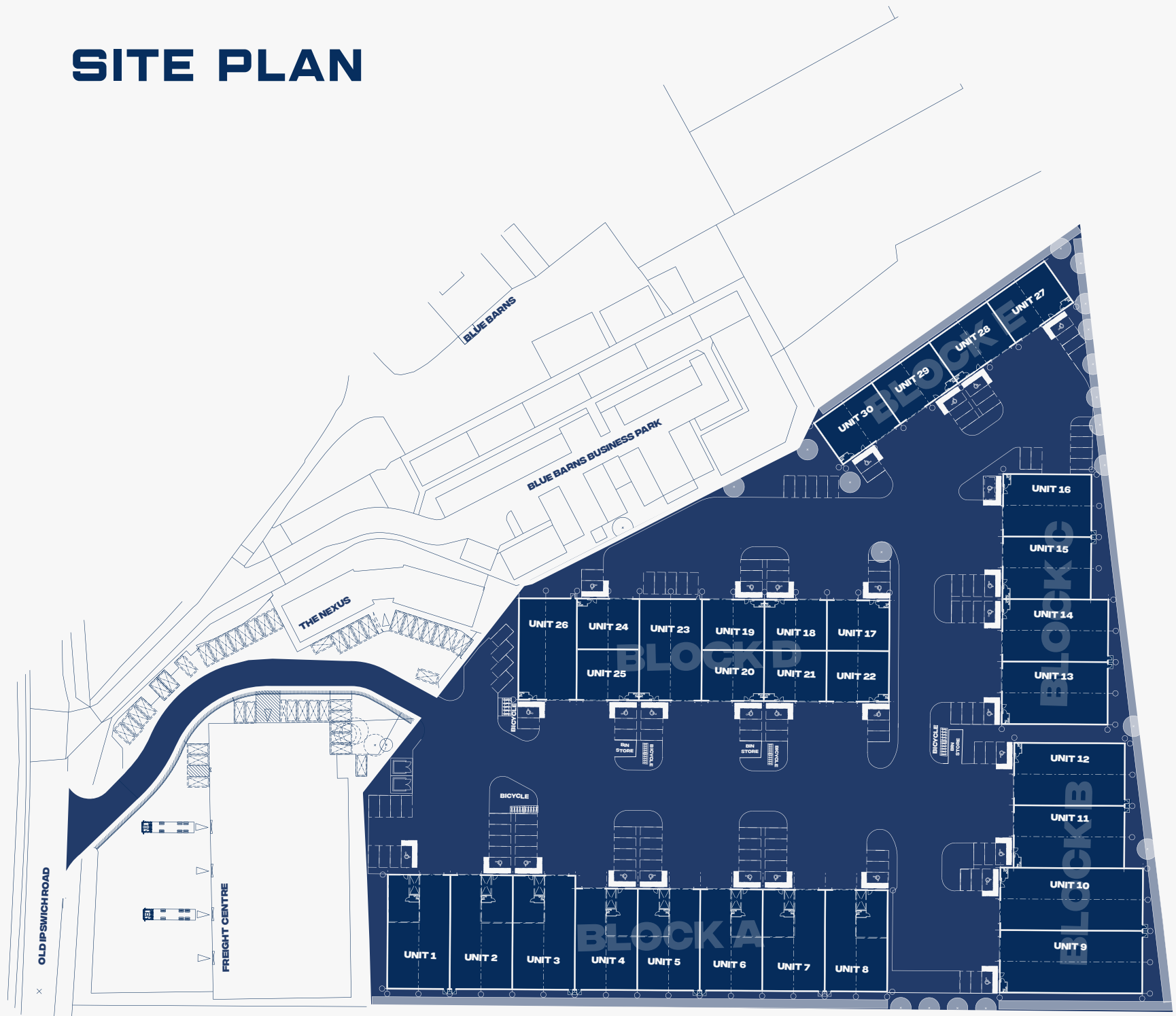


LOCATION

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).



SITE PLAN



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



Power supply up to 18kva per unit



Future provision for EV charging



Generous Parking facilities



EPC Rating A+



Quick access to Felixstowe and Harwich ports



Ability to combine units



37.5kN sq m floor loading



PROGRAMME

Under construction,
completion Q3 2024.

VAT

The property is elected for VAT.

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.

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.

TERMS

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

EPC

Once constructed, the units will have an EPC rating of A+.

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