



MIXED USE / RETAIL TO LET

## CHESTERWELL PLAZA

Cordelia Drive, Colchester, CO4 6AZ

TWO RETAIL OR LEISURE UNITS WITHIN CHESTERWELL PLAZA, A MIXED USE SCHEME SERVING 1,600 NEW HOMES.

1,101 TO 2,511 SQ FT (102.29 TO 233.28 SQ M)



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## DETAILS



### DESCRIPTION

The units are available in shell and core condition with capped services. Shop fronts have been installed by the developer.

### ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 4	1,250	116.13	Available
Ground - Unit 5	900	83.61	Let
Ground - Unit 6	1,101	102.29	Available
Ground - Unit 7	1,938	180.05	Under Offer
1st - First Floor Retail Space	1,261	117.15	Available
<b>Total</b>	<b>6,450</b>	<b>599.23</b>	

### KEY FEATURES

- Chesterwell is a community of 1,600 new homes to the north of Colchester town centre.
- Alongside Chesterwell is another new residential area known as Severalls, where a further 1,200 new homes have recently been completed.
- A new 7,000 sqft Co Op food store (opened in December 2021)
- A new pre-school and day nursery (Seymour House)
- Both a Primary and Secondary school in development

### OUTGOINGS

- **Rates:** TBC
- **Service charge:** TBC
- **Estate charge:** n/a

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TO REQUEST A VIEWING CALL US



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## LOCATION



Located at the heart of the sought-after community is Chesterwell Plaza - a creatively-designed, exceptional, landmark setting; somewhere to work, meet, shop and take a little time out. Encompassing contemporary workspaces, high-quality convenience shopping, an eco-conscious Co-op supermarket, and more than a taste café culture.

## CONTACT US

Gavin Redrupp (Inactive)

[gavin.redrupp@realestate.bnpparibas](mailto:gavin.redrupp@realestate.bnpparibas)

BNP Paribas Real Estate (Retail and Alternative Markets)

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CO4 6AZ

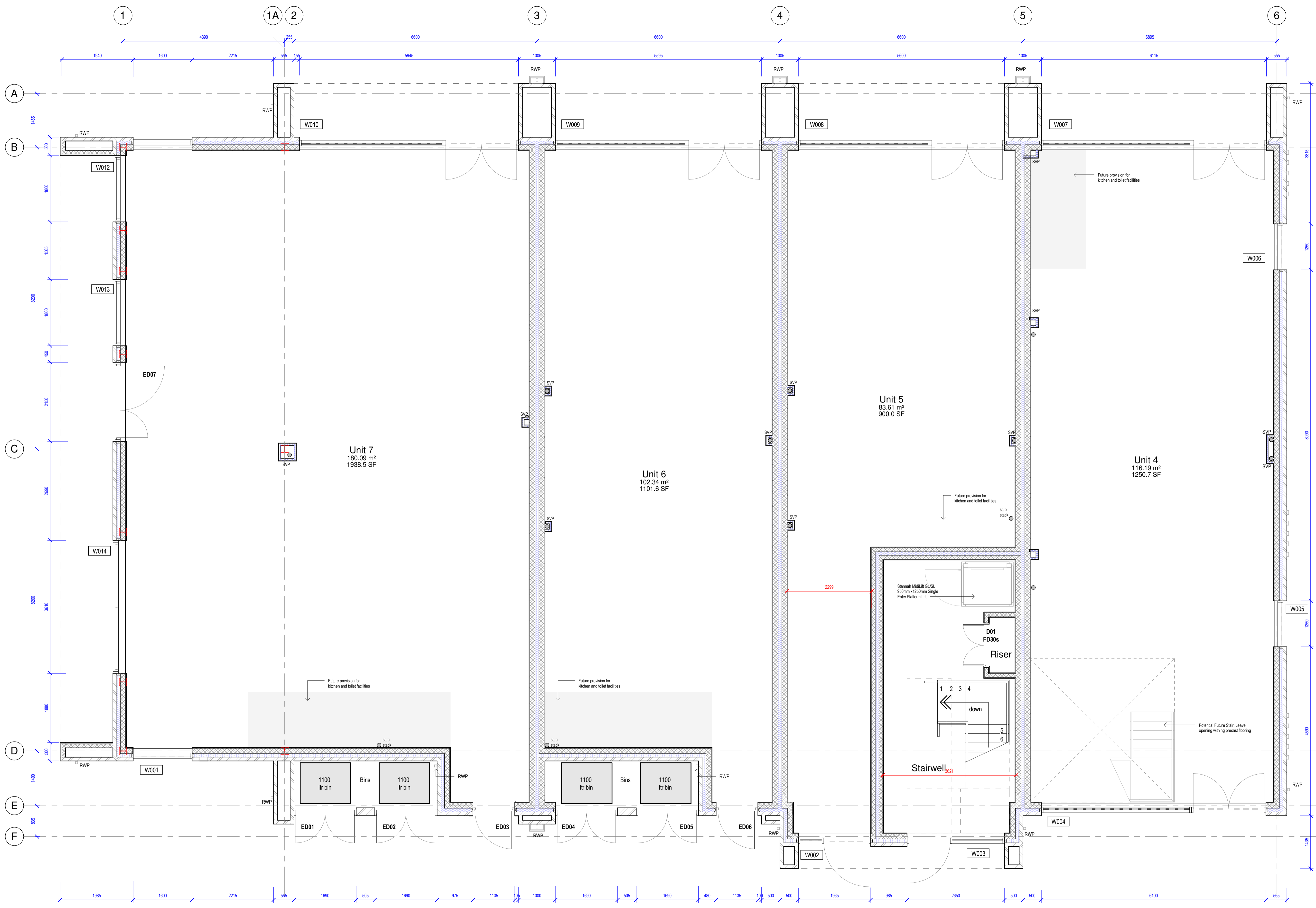
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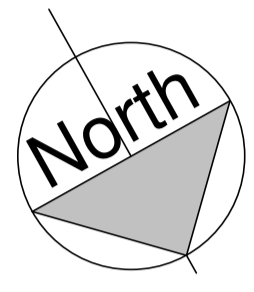
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- SETTING OUT: All dimensions to structural faces.
- SETTING OUT: Contractor to confirm all dimensions on site.
- DIMENSIONS OF JOINERY: Components are for structural opening sizes. The contractor must allow tolerances for building in, fitting and joining.
- CONFIRM DIMENSIONS on site for all components prior to manufacture.
- REPORT ALL DISCREPANCIES AND/OR AMBIGUITIES to Stanley Bragg Architects Limited immediately, and obtain their instructions before proceeding.
- READ THIS DRAWING in conjunction with Stanley Bragg Architects Limited's complete package of drawings and documentation, including their Designer's Risk Assessment.
- READ THIS DRAWING in conjunction with the complete package of drawings and documentation provided by the project design team and with the Employer's Requirements.
- SPECIFIED ITEMS to be considered "or equal to Architect's approval" unless specifically stated to the contrary.
- INSTALLATION/CAUTION of all materials to be in accordance with manufacturer directions and any given standards therein.
- ALL WORK to be carried out in accordance with relevant British Standards, the Building Regulations, and with the standards required by the applicable building warranty scheme.



- External Cavity Wall Brickwork 0.24 Wim2x**  
102.5mm Brick External Skin, 100mm cavity filled with Full Fill Knauf OnTherm 32 Ultimate Insulation. Inner skin: 140mm Celcon Aerated blockwork (100mm 1st Floor) with dot & dab 12.5mm plasterboard and 3mm skim finish.
- External Cavity Wall Cladding 0.24 Wim2x**  
100mm Celcon Aerated blockwork External Skin, 100mm cavity filled with Full Fill Knauf OnTherm 32 Ultimate Insulation. Inner skin: 140mm Celcon Aerated blockwork (100mm 1st Floor) with dot & dab 12.5mm plasterboard and 3mm skim finish.
- Party Wall - Cavity Masonry E-WM-20**  
2 leaves of 100mm wide lightweight aggregate block (Ground Floor 140mm) with 100mm lower RWP Party Wall Roll within cavity. Both leaves to have 1 layer of 12.5mm British Gypsum Wallboard mounted on dabs.
- Internal Masonry Wall**  
100mm lightweight aggregate blockwork. Strength of block to be confirmed by structural engineer with dot & dab 12.5mm British Gypsum Wallboard mounted on dabs with 3mm skim finish.
- Internal Partition - 97mm - Rw 36dB**  
Stonex Fire Resistance  
1 layer 12.5mm British Gypsum Wallboard to both sides of a 70mm Gyplframe C Stud @600mm centres. 25mm lower Partition Roll within frame. System Reference A206013  
Max Height 3600mm. To wet areas apply 2 coats of Gyproc Drywall Sealer.
- Internal Partition Insulated - 97mm - Rw 42dB**  
Stonex Fire Resistance  
1 layer 12.5mm British Gypsum Wallboard to both sides of a 70mm Gyplframe C Stud @600mm centres. 25mm lower Partition Roll within frame. 15mm plywood sheathing to kitchen and bathroom areas only. System Reference A206045  
Max Height 3600mm. To wet areas apply 2 coats of Gyproc Drywall Sealer.
- Internal Partition Insulated - 102mm - Rw 43dB**  
Stonex Fire Resistance  
1 layer 15mm British Gypsum Frame to both sides of a 70mm Gyplframe C Stud @600mm centres. 25mm lower Partition Roll within frame. System Reference A206110  
Max Height 3600mm. To wet areas apply 2 coats of Gyproc Drywall Sealer.

Wall Construction  
1 : 50

**VISUAL CONTRAST**  
Visual perception of one element of the building or fitting within the building against another; the difference in light reflectance between the two surfaces is greater than 30 points. Where luminance on surfaces is greater than 200 lux, a difference in light reflectance value should be a minimum of 20 points. Where door opening furniture projects beyond the face of the door or otherwise creates enhanced differentiation and shade, a minimum difference in light reflectance considered is 15 points is considered adequate.

**DOOR FURNITURE**  
Door Furniture on manually operated non-powered doors should be easy to operate by people of limited manual dexterity and be readily apparent to the background of the door.

CS	Updated following DTM	SN	08.02.22
C4	Layout Amended	SN	02.02.22
C3	Riser position updated	SN	25.01.22
C2	Unit 5 Redesign	SN	24.01.22
C1	Platform LIR Included	SN	06.10.21
REV	DESCRIPTION	SN	DRN   DATE

DRAWING STATUS  
**CONSTRUCTION**

**STANLEY BRAGG architects**

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PARQUE HOUSE, FIRST FLOOR, TOLLGATE WEST, COLCHESTER,  
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CLIENT  
Mersea Homes

PROJECT  
Chesterwell Neighbourhood Centre Building 2

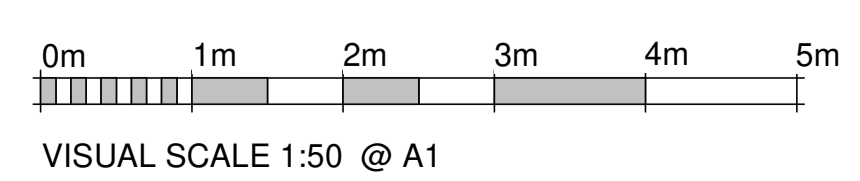
DRAWING  
Proposed Ground Floor Plans

SCALE  
As indicated @ A1

DATE  
June 2021

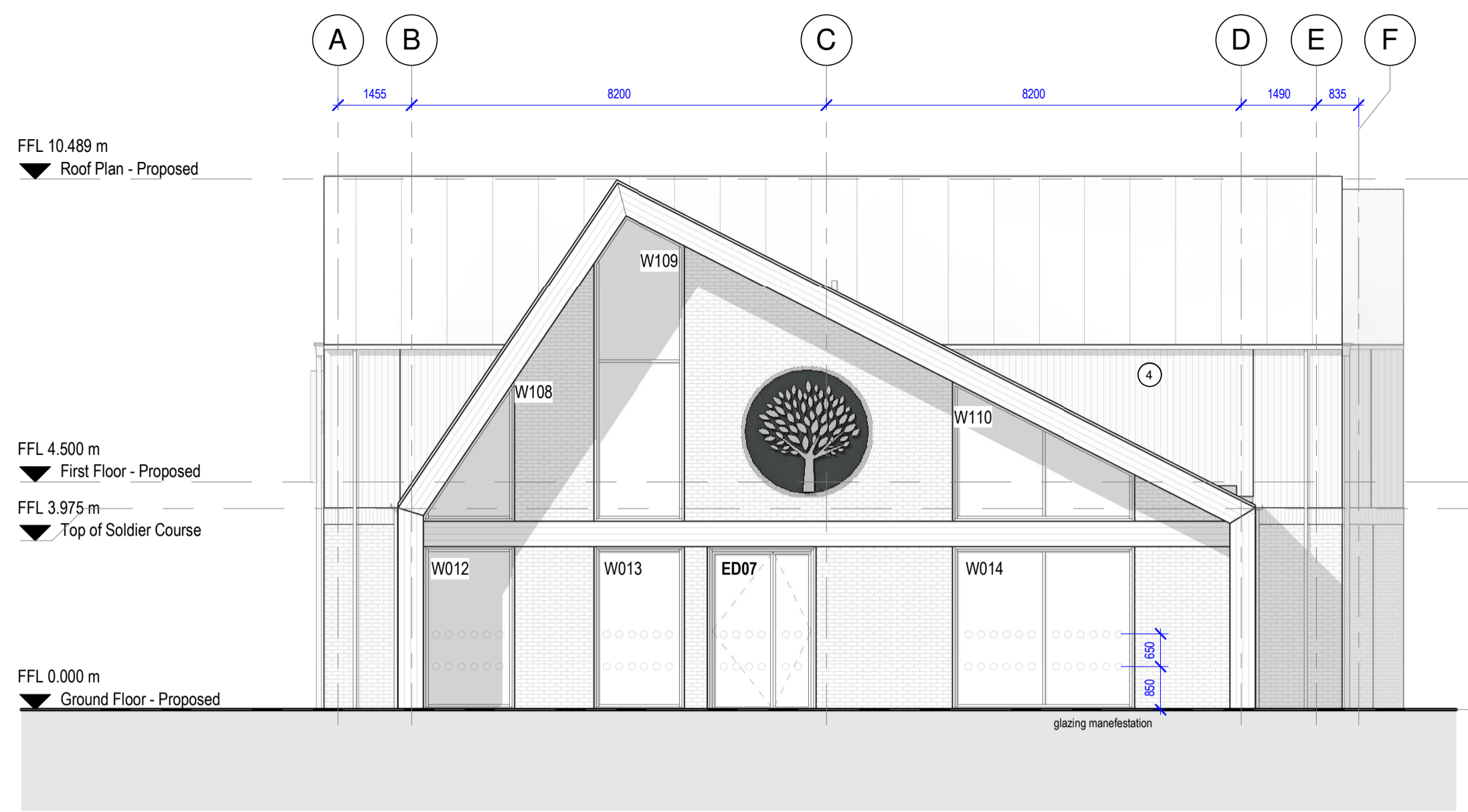
DRAWING NUMBER  
6799-1201-C5

1 Ground Floor - Proposed  
1 : 50

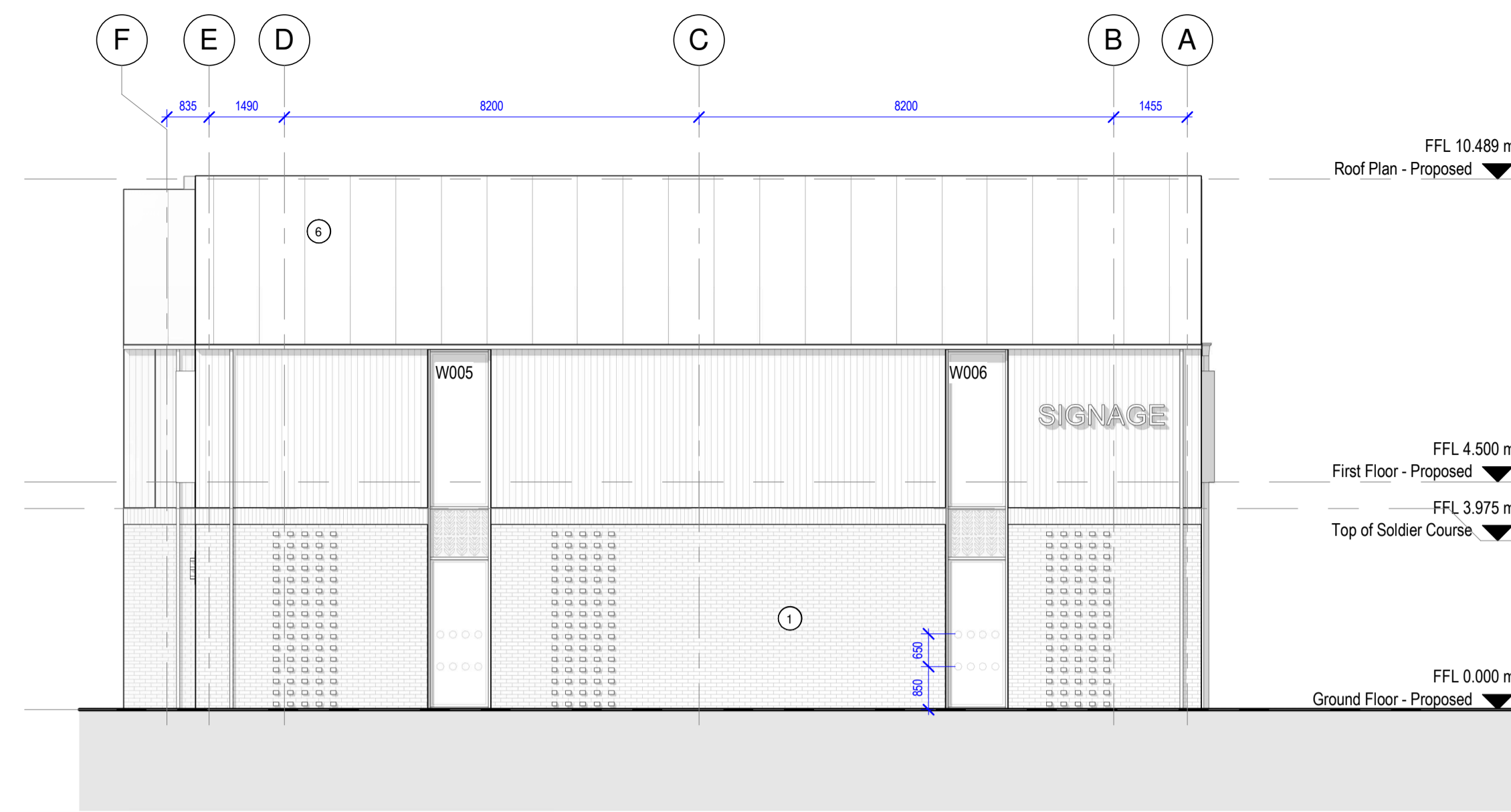


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4 South East Elevation  
1 : 100



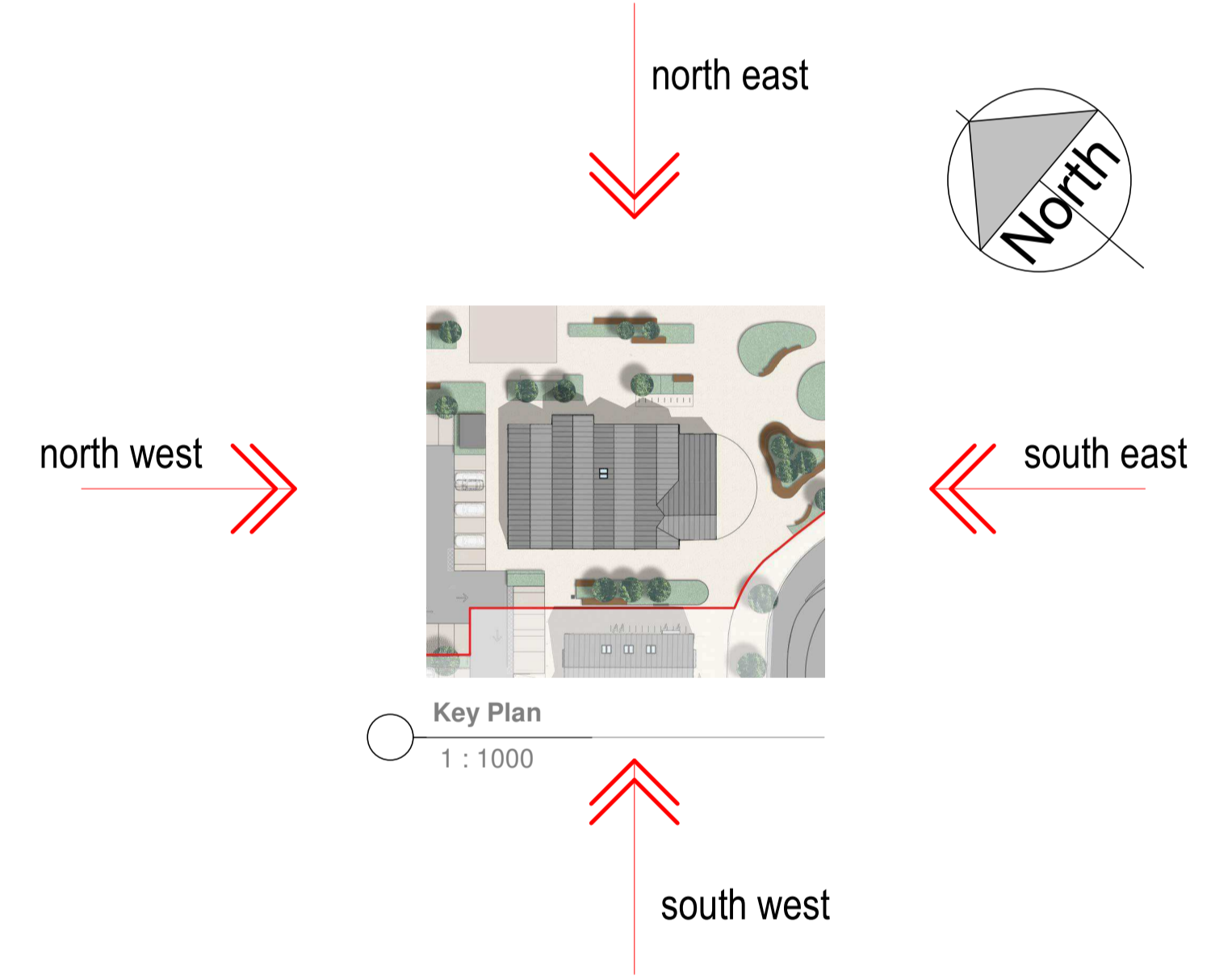
3 North West Elevation  
1 : 100



1 North East Elevation  
1 : 100



2 South West Elevation  
1 : 100



Key Plan  
1 : 1000

Material Schedule	
1	Brickwork with protruding head courses & High level soldier course
2	Powder Coated Aluminium Fretwork with coloured laminated board behind.
4	Prodema or similar laminated wood panels at high levels.
5	Protruding powder coated aluminium windows to first floor.
6	Powder Coated standing seam roof.
7	Linlab Rainline Gutter & Downpipes (Anthracite Grey)

REV	DESCRIPTION	SN	DATE
C2	Updated following DTM	SN	08.02.22
C1	Glazing Manifestation Indicated	SN	27.09.21

**DRAWING STATUS**  
CONSTRUCTION



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**CLIENT**  
Mersea Homes

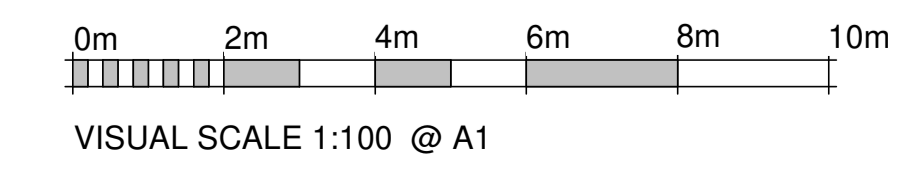
**PROJECT**  
Chesterwell Neighbourhood Centre Building 2

**DRAWING**  
Proposed Elevations

SCALE	As indicated @ A1	DRAWN	SN	CHKD	SN
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DATE  
June 2021

**DRAWING NUMBER**  
6799-1301-C2



Perspective Visualisation

