

**CENTURION PARK
// COLCHESTER**

AVAILABLE NOW



**11 BRAND NEW
WAREHOUSE /
INDUSTRIAL UNITS
TO LET
11,123 - 70,601 SQ FT**

**UNIT 6, 9 AND 11
ARE NOW LET**

JUNCTION A120/ B1035
HORSLEY CROSS,
COLCHESTER, CO11 2NX

tungsten-centurionpark.com

A Development By

TUNGSTEN
PROPERTIES

BUILT FOR LOGISTICS

Centurion Park, is a brand new development of 11 high quality industrial / distribution units, suitable for B1C (light industrial), B2 (general industrial) and B8 (storage and distribution) uses.

The secure gated site has units ranging in size from 11,123-70,601 sq ft, with yards up to 45m and dedicated office space to each.



COLCHESTER HAS A LARGE CATCHMENT AREA WITH A POPULATION OF 355,720



POPULATION IN THE AREA IS EXPECTED TO GROW BY 14.5% IN THE NEXT DECADE



OVER 95% OF COLCHESTER'S POPULATION ARE ECONOMICALLY ACTIVE



TWO THIRDS OF THE IMMEDIATE SURROUNDING AREA ARE AGED BETWEEN 15 AND 44 YEARS



CLICK TO PLAY VIRTUAL TOUR

TO A HIGH SPECIFICATION



FLOOR LOADING
37.5-50KN/M2



GENEROUS CAR
PARKING PROVISION



UP TO
5 MVA + POWER
ADDITIONAL 2MVA OF POWER
AVAILABLE TO ANY UNIT



UP TO 8-12.5M
EAVES HEIGHT



SECURE
GATED SITE



DOCK LEVEL
LOADING DOORS



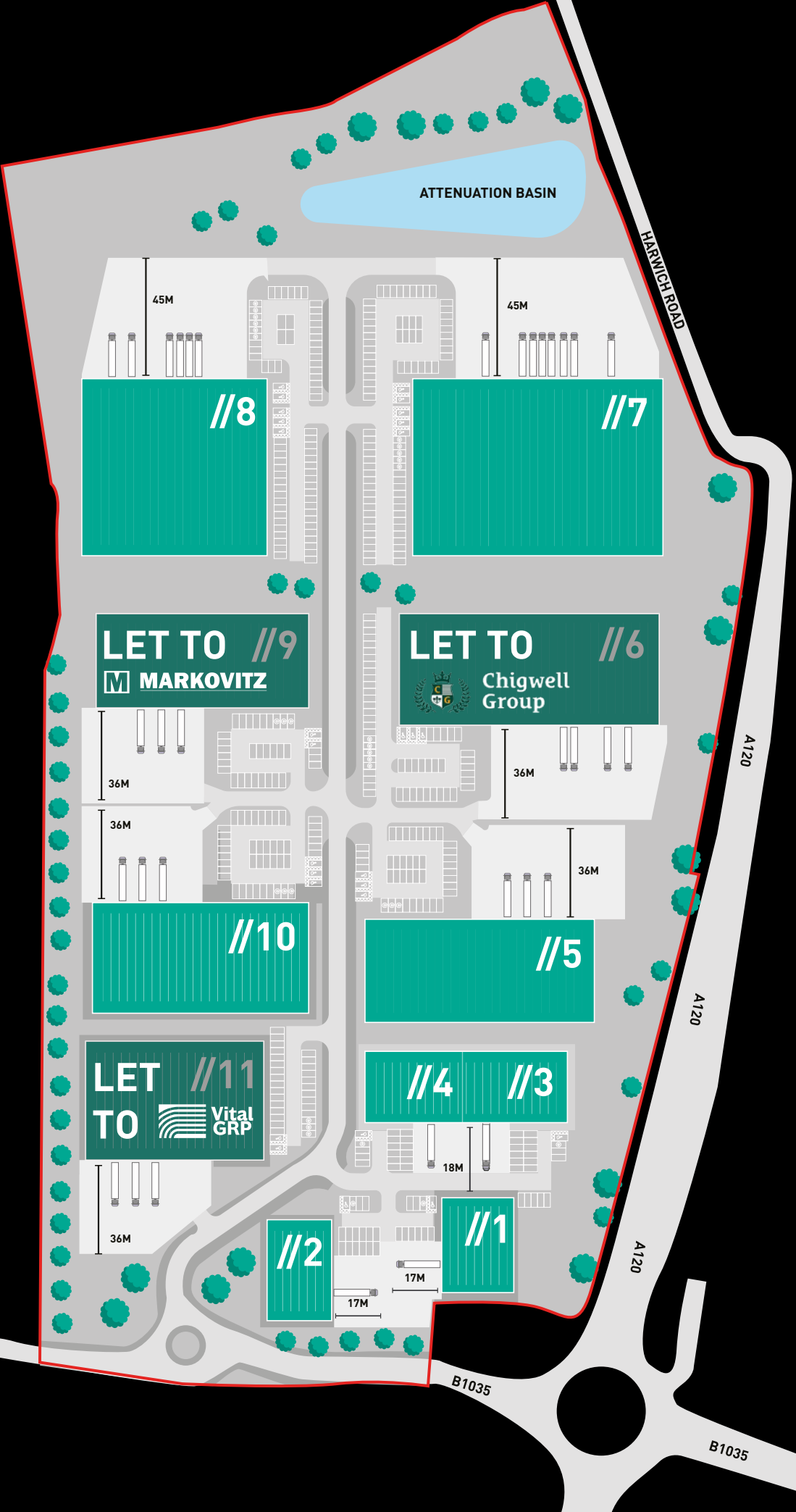
FIRST FLOOR
OFFICES

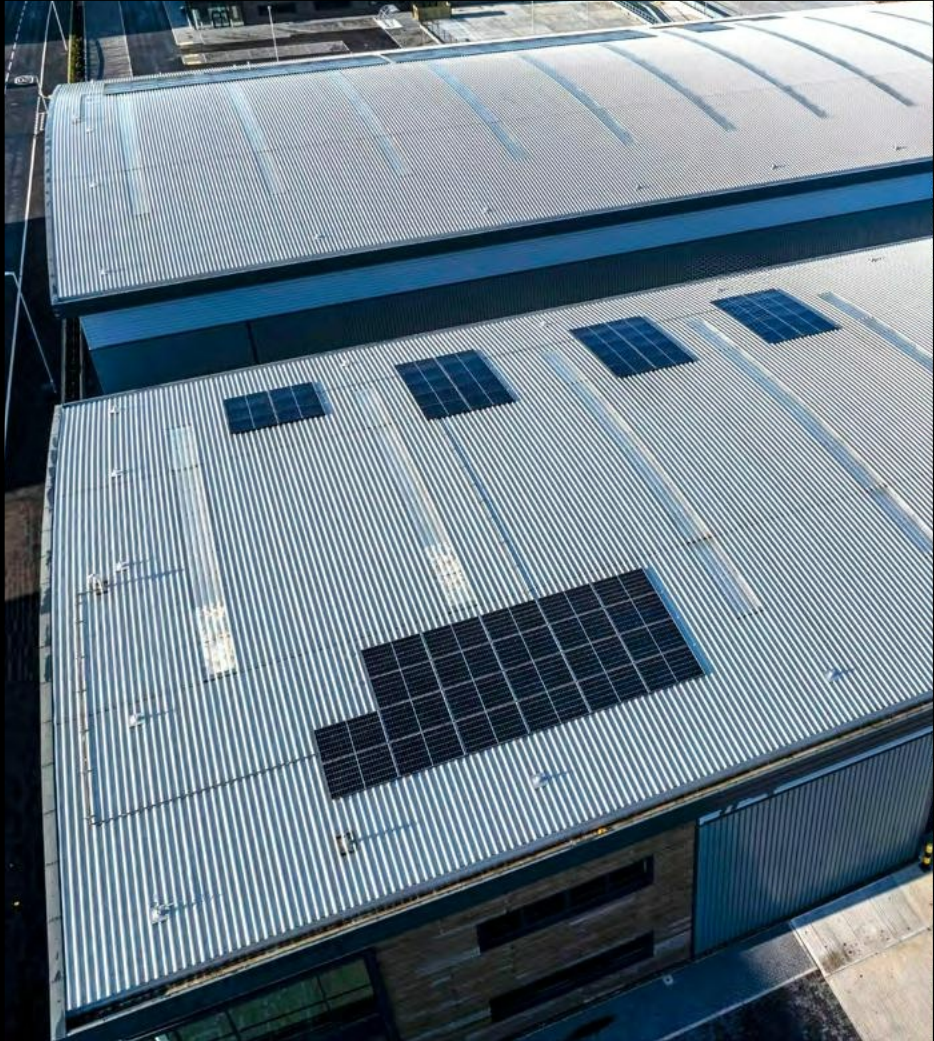


LEVEL ACCESS
LOADING DOORS

FLEXIBLE RANGE OF SIZES FROM 11,123 SQ FT TO 70,601 SQ FT

UNIT	TOTAL GIA (sq ft)	WAREHOUSE (sq ft)	OFFICE (sq ft)	CLEAR HEIGHT	POWER (kVa)	YARD DEPTH	DOCK DOORS	LEVEL DOORS	CAR PARKING	FLOOR LOADING	PALLET LOCATIONS
1	11,133	10,042	1,091	8m	75	17m	0	1	15	37.5 kN/m2	1,242
2	11,123	10,035	1,088	8m	75	17m	0	1	16	37.5 kN/m2	1,158
3	12,142	11,057	1,085	8m	75	18m	0	1	16	37.5 kN/m2	1,380
4	11,182	10,096	1,086	8m	75	18m	0	1	15	37.5 kN/m2	1,236
5	38,153	34,576	3,577	10m	325	36m	0	3	52	50 kN/m2	4,700
UNIT 6 LET TO CHIGWELL GROUP											
7	70,601	65,022	5,579	12.5m	550	45m	6	2	101	50 kN/m2	12,000
8	54,156	48,585	5,571	12.5m	500	45m	4	2	101	50 kN/m2	8,700
UNIT 9 LET TO M MARKOVITZ LTD											
10	38,618	35,037	3,581	10m	325	36m	0	3	54	50 kN/m2	5,030
UNIT 11 LET TO VITAL GRP LTD											
TOTAL	247,108	224,450	22,658								





UNIT	PV PANEL SIZE	CURRENT QUANTITY	CURRENT OUTPUT	CURRENT YIELD	ANNUAL SAVING - £0.234/KWH
1	430w	54	23.22	23,406	5,477
2	430w	56	24.08	23,489	5,496
3	430w	58	24.94	24,207	5,664
4	430w	58	24.94	24,271	5,679
5	430w	124	53.32	53,260	12,463
UNIT 6 LET TO CHIGWELL GROUP					
7	430w	200	86	86,670	20,281
8	430w	180	77.4	79,247	18,544
UNIT 9 LET TO M MARKOVITZ LTD					
10	430w	144	61.92	61,215	14,324
UNIT 11 LET TO VITAL GRP LTD					



BUILT FOR SUSTAINABILITY

- 

EPC
A+
- 

BREEAM RATING
EXCELLENT
- 

NET ZERO CARBON
DEVELOPMENT
- 

LED LIGHTING
TO OFFICES
- 

430W SOLAR
PANELS INSTALLED
ON EVERY UNIT
- 

NATURAL DAYLIGHT
TO WAREHOUSE
WITH ROOFLIGHT
PROVISION OF 10%
- 

MIXED MODE
VENTILATION
- 

ELECTRIC VEHICLE
CHARGING POINTS
- 

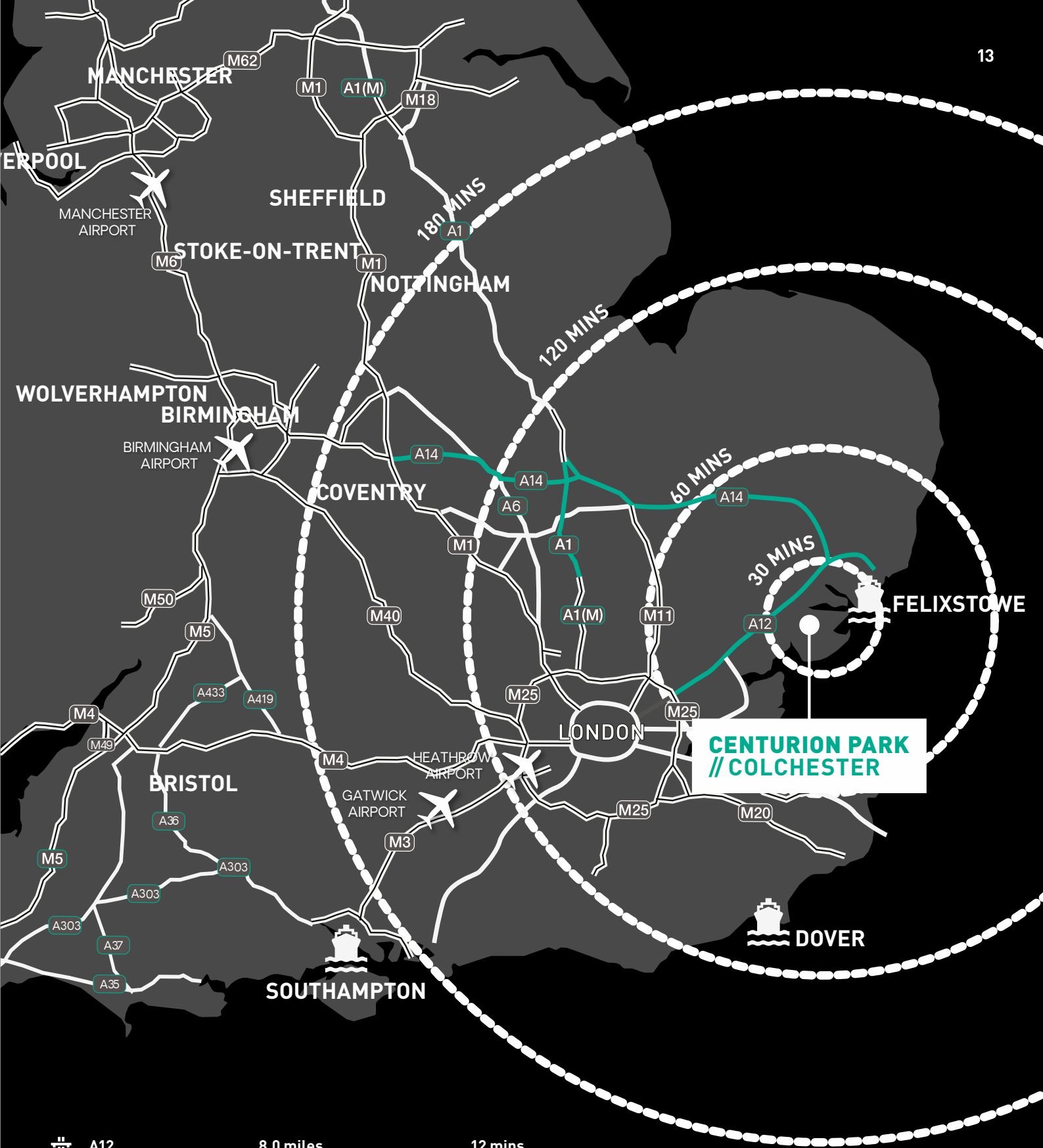
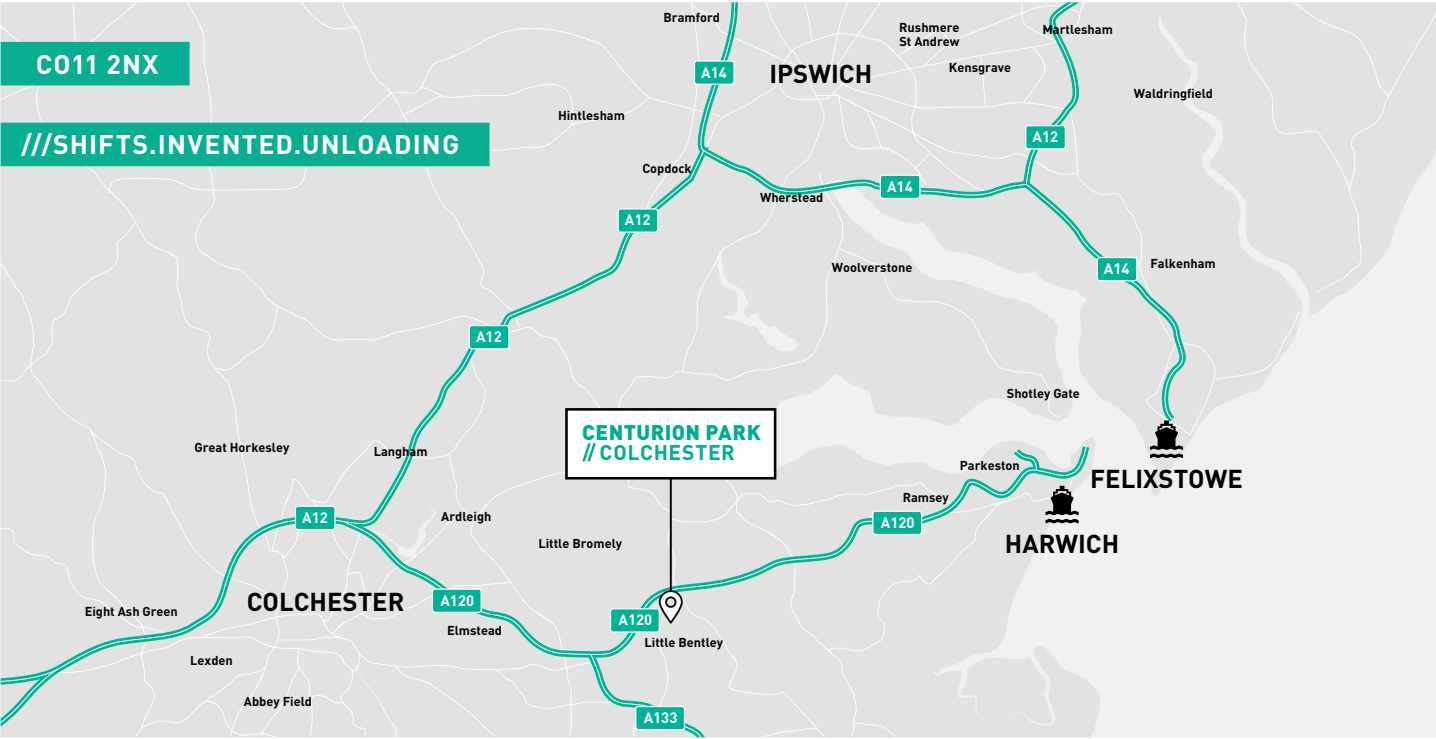
BIODIVERSITY
NET GAIN
- 

CYCLE PATHS
AND STORAGE



IMMEDIATE ACCESS TO THE A120

Centurion Park is situated directly adjacent to the A120, providing access to the M25 in approximately an hour via the A12, as well as to Ipswich in less than 30 minutes. Colchester City Centre is just 20 minutes away, a thriving centre of commerce, shopping and tourism.



✈	A12.....	8.0 miles	12 mins
🚢	Harwich Port.....	9.3 miles	14 mins
📍	Colchester	12.7 miles	20 mins
📍	Ipswich	14.8 miles	28 mins
🚢	Felixstowe Port.....	25.4 miles	45 mins
✈	Stansted Airport	43.5 miles	50 mins
✈	M25 J28	49.4 miles	50 mins
📍	Cambridge.....	69.8 miles	1hr 15 mins
📍	Central London	77.1 miles	1hr 30 mins



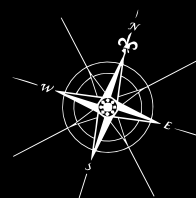
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TRISTAN
CAPITAL PARTNERS