

**CENTURION PARK  
// COLCHESTER**

**AVAILABLE NOW**



**11 BRAND NEW  
WAREHOUSE /  
INDUSTRIAL UNITS  
TO LET  
11,000 – 70,500 SQ FT**

JUNCTION A120/ B1035  
HORSLEY CROSS,  
COLCHESTER, C011 2NX

[tungsten-centurionpark.com](http://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 11,000-70,500 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





# TO A HIGH SPECIFICATION



**FLOOR LOADING**  
37.5-50KN/M2



**GENEROUS CAR**  
**PARKING PROVISION**



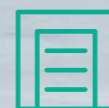
**UP TO**  
**5 MVA + POWER**



**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 11,000 SQ FT TO 70,500 SQ FT

UNIT	WAREHOUSE (sq ft)	OFFICE (sq ft)	TOTAL GIA (sq ft)	CLEAR HEIGHT	POWER (kVa)	YARD DEPTH	DOCK DOORS	LEVEL DOORS	CAR PARKING
1	10,042	1,091	11,133	8m	75	17m	0	1	15
2	10,035	1,088	11,123	8m	75	17m	0	1	16
3	11,057	1,085	12,142	8m	75	18m	0	1	16
4	10,096	1,086	11,182	8m	75	18m	0	1	15
5	34,576	3,577	38,153	10m	325	36m	0	3	52
<b>UNIT 6 LET TO CHIGWELL GROUP</b>									
7	65,022	5,579	70,601	12.5m	550	45m	6	2	101
8	48,585	5,571	54,156	12.5m	500	45m	4	2	101
9	30,050	3,074	33,124	10m	275	36m	0	3	44
10	35,037	3,581	38,618	10m	325	36m	0	3	54
11	30,088	3,058	33,146	10m	275	36m	0	3	46
<b>TOTAL</b>	<b>284,588</b>	<b>28,790</b>	<b>342,168</b>						





# 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**



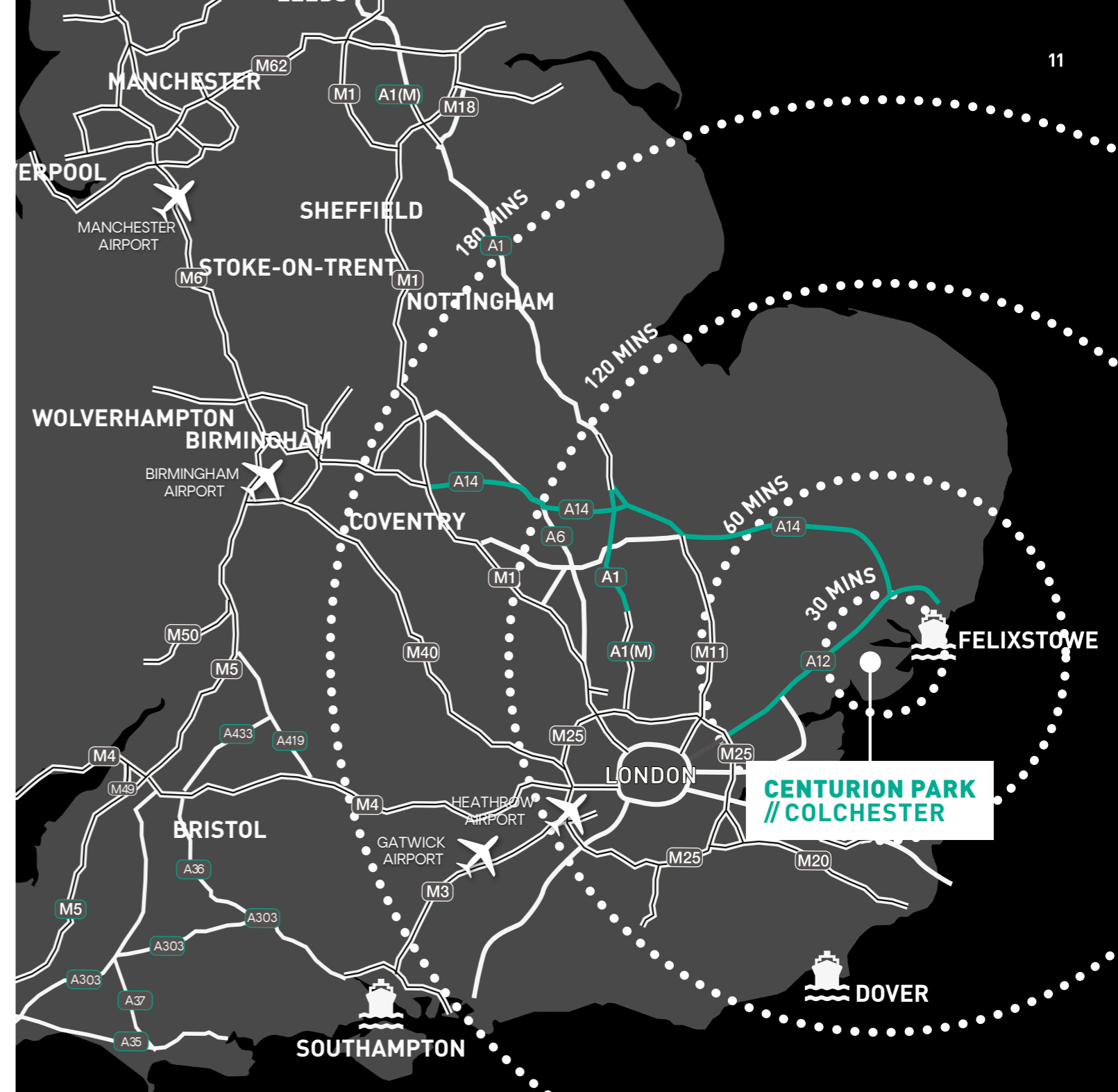
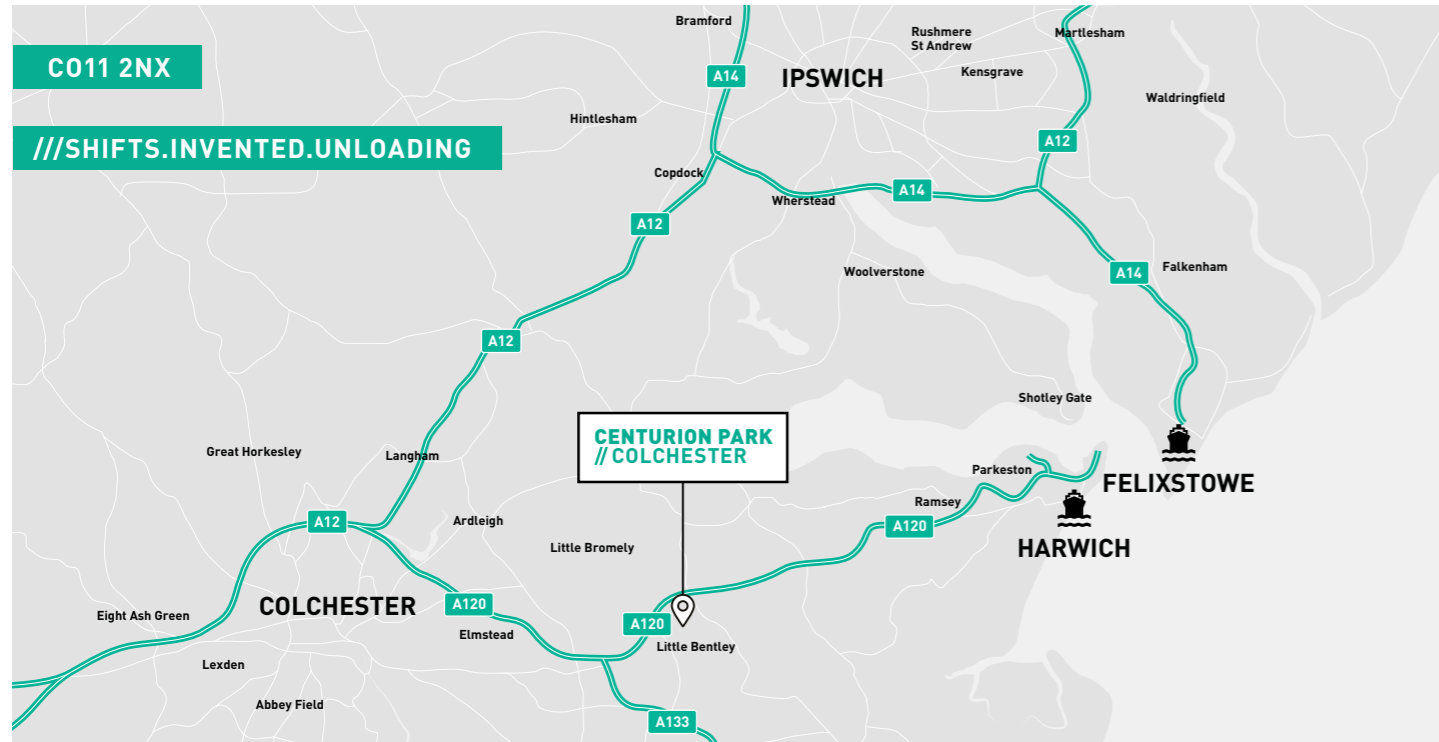
**CYCLE PATHS  
AND STORAGE**





# 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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**01245 293 279**

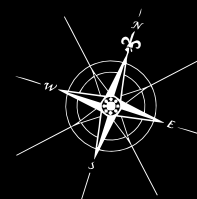
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**TRISTAN**  
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