

**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, CO11 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**  
37-50KN/M2



**GENEROUS CAR**  
PARKING PROVISION



**UP TO**  
5 MVA + POWER



**UP TO 8-12.5M**  
EAVES HEIGHT



**SECURE**  
GATED SITE



**FIRST FLOOR**  
OFFICES



**DOCK LEVEL**  
LOADING DOORS



**LEVEL ACCESS**  
LOADING DOORS

# FLEXIBLE RANGE OF SIZES FROM 11,000 SQ FT TO 70,500 SQ FT

UNIT	GF GIA	FF GIA	TOTAL GIA
1	10,042 SQ FT	1,091 SQ FT	11,133 SQ FT
2	10,035 SQ FT	1,088 SQ FT	11,123 SQ FT
3	11,057 S FT	1,085 SQ FT	12,142 SQ FT
4	10,096 SQ FT	1,086 SQ FT	11,182 SQ FT
5	34,576 SQ FT	3,577 SQ FT	38,153 SQ FT
6	41,660 SQ FT	4,094 SQ FT	45,754 SQ FT
7	65,022 SQ FT	5,579 SQ FT	70,601 SQ FT
8	48,585 SQ FT	5,571 SQ FT	54,156 SQ FT
9	30,050 SQ FT	3,074 SQ FT	33,124 SQ FT
10	35,037 SQ FT	3,581 SQ FT	38,618 SQ FT
11	30,088 SQ FT	3,058 SQ FT	33,146 SQ FT
<b>TOTAL</b>	<b>326,248 SQ FT</b>	<b>32,884 SQ FT</b>	<b>359,132 SQ FT</b>



# BUILT FOR SUSTAINABILITY



**EPC  
A+**



**BREEAM RATING  
EXCELLENT**



**NET ZERO CARBON  
DEVELOPMENT**



**LED LIGHTING  
TO OFFICES**



**ALL UNITS  
HAVE SOLAR  
PANELS**



**NATURAL DAYLIGHT  
TO WAREHOUSE  
WITH ROOFLIGHT  
PROVISION OF 10%**



**MIXED MODE  
VENTILATION**



**ELECTRIC VEHICLE  
CHARGING POINTS**



**BIODIVERSITY  
NET GAIN**

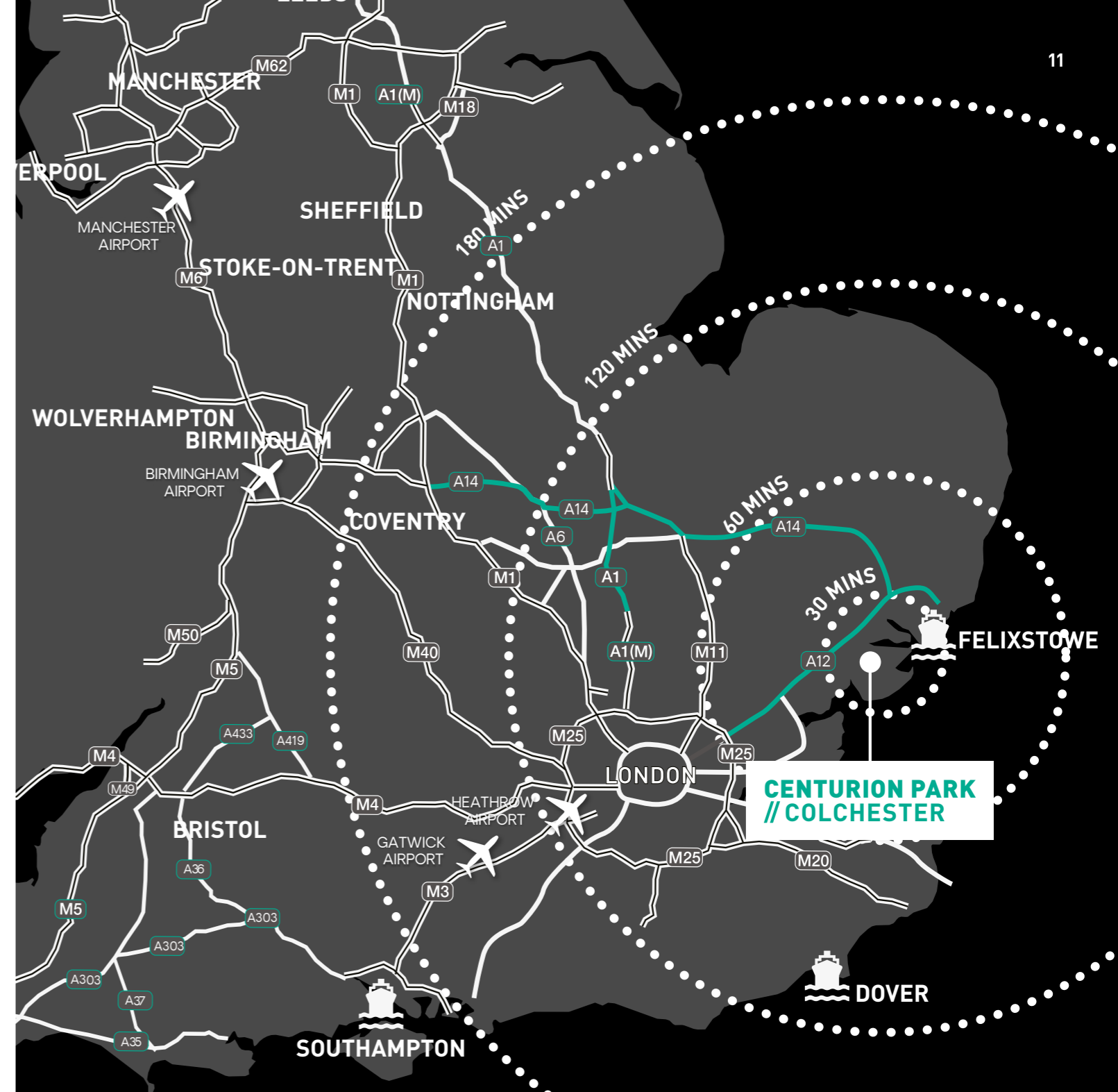
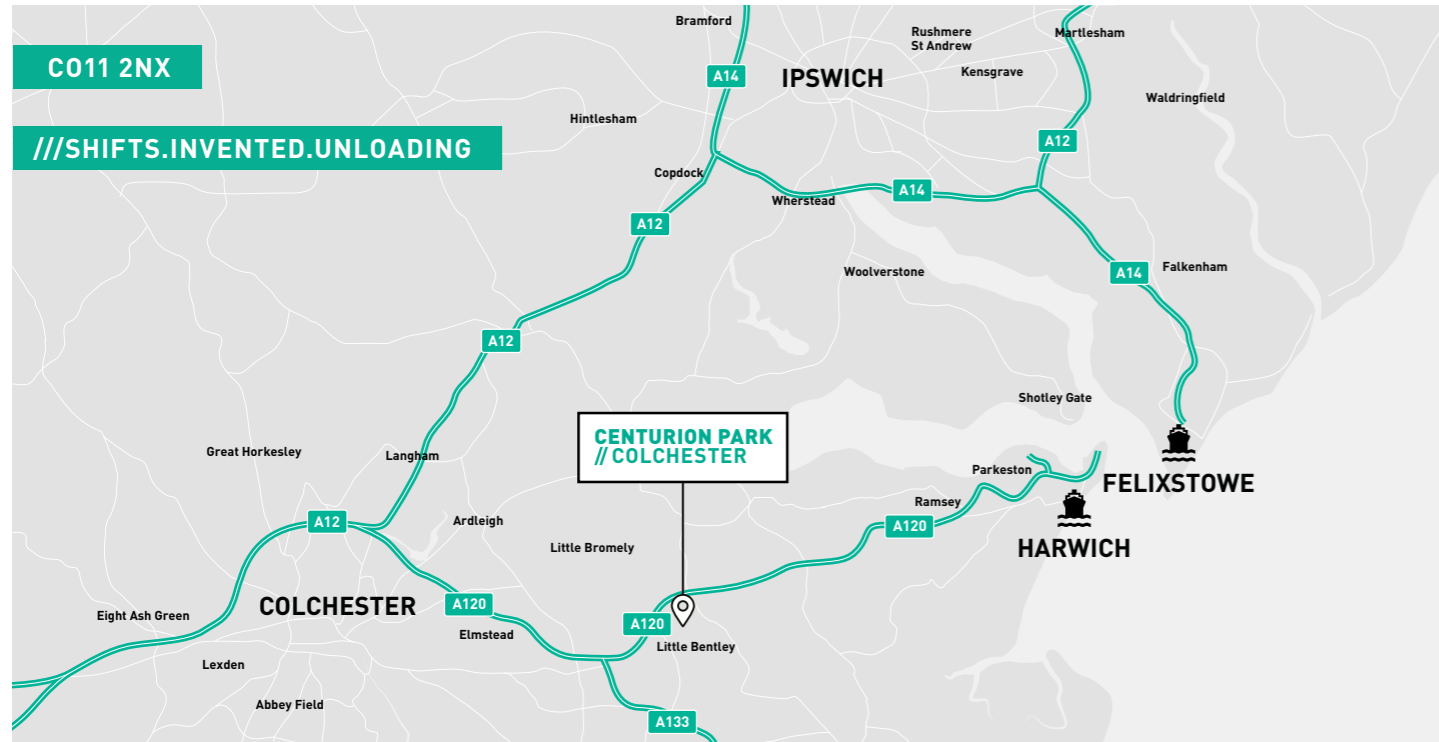


**CYCLE PATHS  
AND STORAGE**



# 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

savills.co.uk   
**01245 293 279**

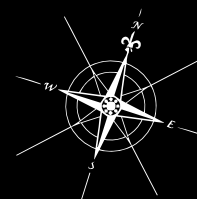
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CAPITAL PARTNERS