



LAND AT HYTHE STATION ROAD, COLCHESTER, ESSEX, CO2 8JZ
**STRATEGIC OPPORTUNITY TO ACQUIRE LAND AT HYTHE STATION,
COLCHESTER**



WHAT 3 WORDS: [///SOLO.SCAN.MAPLE](https://solo.scan.maple)



SUMMARY OF OPPORTUNITY

PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY

- **Freehold** site.
- Available with **vacant possession**, save for **advertising hoarding licences**.
- Site spans **2.28 acres** of cleared hardstanding.
- Opportunity to acquire a site with **Open Storage, Self Storage, Trade Counter**, or **Industrial** development potential (subject to planning).
- **Strategic connectivity** providing fast access to M25 and M11 corridors, facilitating national distribution.
- Close to **Hythe Station**.
- Surrounding area comprises an active **commercial and warehousing hub**.
- Land to be sold with a **restriction for industrial or open storage use only**.
- Existing **boundary fence** will be removed by **Network Rail** and replaced with a new fence on an alignment slightly closer to the station platform.
- Network Rail to retain **access rights** over an agreed route from the access gate to the gate within the boundary fence.



SITE LOCATION

HYTHE, COLCHESTER

Opportunity to acquire rare and highly sought-after industrial site, adjacent to Hythe Station.



BY RAIL

- By train, the Hythe Station to Colchester station has a journey time of 12 minutes.
- Direct trains to Liverpool Street in circa 1 hour

BY AIR

- **Stansted Airport** – 50 minutes by car, 90 mins via train from Chelmsford.
- **Southend Airport** – 1 hour by car, rail via Colchester and Shenfield.
- **London City Airport** – 1 hour 30 minutes via Stratford (DLR).

BY ROAD

- **A12** – Direct arterial route to London
- **A120** – Links to Stanstead and M11 corridor
- **A133** – Coastal access to Clacton
- **M25** – 1 hour drive for orbital London access



SITE DESCRIPTION

LAND AT HYTHE STATION

- Site extends to 2.28 acres (0.92 hectares).
- The site comprises relatively flat tarmacked area, previously used as car parking.
- Site bound to the west and north by the River Colne and scrub land, north and east by the rail line and south by Hythe Station Road.
- Hythe Railway Station immediately to the east of the site.
- Surrounding vicinity comprises commercial land uses.
- Access via Hythe Station Road from the south-west only as a bus gate restricts access over the level crossing.



SITE DESCRIPTION

SITE RESTRICTIONS

- Sales area marked in blue on the adjacent plan.
- The land shaded brown will be retained by Network Rail and will form an access point to the operational railway.
- Network Rail will need to retain access over a route to be agreed between the site entrance and the 6-metre gate.
- The white slither of land (owned by the Environment Agency) and falls outside of the title. This is located within the tree line adjacent to the river and was transferred to the Environment Agency to allow the construction and maintenance of flood defences.
- The substation at the south of the site is excluded from the ownership.



LOCAL AREA



MARKET COMMENTARY

INDUSTRIAL

- Colchester's take-up was 95% above its 5-year average.
- Smaller units (under 10,000 sq. ft.) dominated, accounting for 43% of take-up over 5 years, and remained the most active in the past year.
- Colchester's Industrial stock in 2024 was 6.4 million sq. ft.
- 0.8% of Colchester's stock is new (built in the last 5 years).
- Top rents for standard industrial units under 100,000 sq. ft. rose 22% in 2024, reaching £11.00 psf.
- Prime Logistics yields in Colchester fell by 25 basis points over the year to Q4 2024, now at 5.5%.

OPEN STORAGE

- Open Storage market continues to demonstrate resilience and growing investor appeal.
- The sector is driving occupier demand, with prime rents offering a 78% discount compared to traditional warehousing.
- Occupational demand up 24% year-on-year, with majority of the demand for sites under 2 acres.
- Annual rental growth trend to Q1 2025: +5.5%.
- IOS provides a cost-effective solution for occupiers in logistics, transport, construction and infrastructure.
- Lower capital and maintenance costs required.



LEGAL

TENURE

The Freehold interest in the site is offered for sale.

The site is sold with vacant possession, save for the existing advertising hoardings.

DATA ROOM

Access to a marketing data room is available at: www.hythe-station.co.uk

METHOD OF SALE

For sale on an unconditional basis, via informal tender.

The Vendor reserves the right not to accept the highest, or any offer received.



Hardstanding



Level crossing (outside the red line)



Substation (outside the red line)

ENQUIRIES

For all enquires and further information please contact:

TOM LOAKE

DEVELOPMENT - SENIOR ASSOCIATE

T – 07387 237 999

E – TOM.LOAKE@MONTAGU-EVANS.CO.UK

WILL FENNELL

INDUSTRIAL – ASSOCIATE

T - 07818 538 230

E - WILL.FENNELL@MONTAGU-EVANS.CO.UK

SAM BLAKE

DEVELOPMENT - PARTNER

T – 07429 170013

E - SAMUEL.BLAKE@MONTAGU-EVANS.CO.UK

CAMERON AITCHISON

INDUSTRIAL – SURVEYOR

T – 07721 599 643

E – CAMERON.AITCHISON@MONTAGU-EVANS.CO.UK

MILO HERBERT

DEVELOPMENT - GRADUATE

T – 07385 501 931

E – MILO.HERBERT@MONTAGU-EVANS.CO.UK



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