

Plot 600 The Crescent

COLCHESTER BUSINESS PARK, COLCHESTER, CO4 9QQ

Freehold For Sale - Development Opportunity



KEY HIGHLIGHTS

- 3.01 Acre (1.22ha) Site
- Industrial / Office Development Opportunity
- Located on Colchester Business Park
- Good Access to A12
- Freehold



LOCATION

Colchester is a town in North Essex which has a catchment population of approximately 190,000.

The town is served by a main line rail service to London Liverpool Street, with a shortest journey time of approx. 53 minutes. In addition the town has good road links sitting adjacent to the A12 which provides access to London and the M25 to the South West and Ipswich and the East Coast Ports of Harwich and Felixstowe to the North East. The A120 also provides access to the M11 and Stansted Airport to the West.

DESCRIPTION

The site comprises an irregular shaped parcel of land measuring approx. 3.01 acres (1.22 Ha) fronting The Crescent on Colchester Business Park, which backs onto the slip road of J. 29 of the A12. Colchester Business Park and the adjacent Severalls Industrial Estate is a popular location for businesses in the town with good access to both J28 (Northern Gateway) and Junction 29 (Ipswich Road) of the A12. The purchaser will be required to enter into a Deed with the owner of The Crescent to document the construction of an entrance and access point, as shown in green above, onto the Estate Road.

SERVICES

Mains water, electricity and drainage are believed to be available to the boundary of the site. Interested parties are advised to make their own enquiries to the relevant service providers.

PLANNING

Preliminary planning investigations have identified that the site sits within an established business park which is zoned for employment uses. As such, Subject to Planning, it is considered suitable for Office, Research and Development, and Industrial and Storage Distribution uses.

Interested parties are advised to make their own enquiries of the Local Planning Authority, Colchester Borough Council.

EXISTING WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The site will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in this marketing brochure.



DATA ROOM

There is a dataroom that will be made available to interested parties.

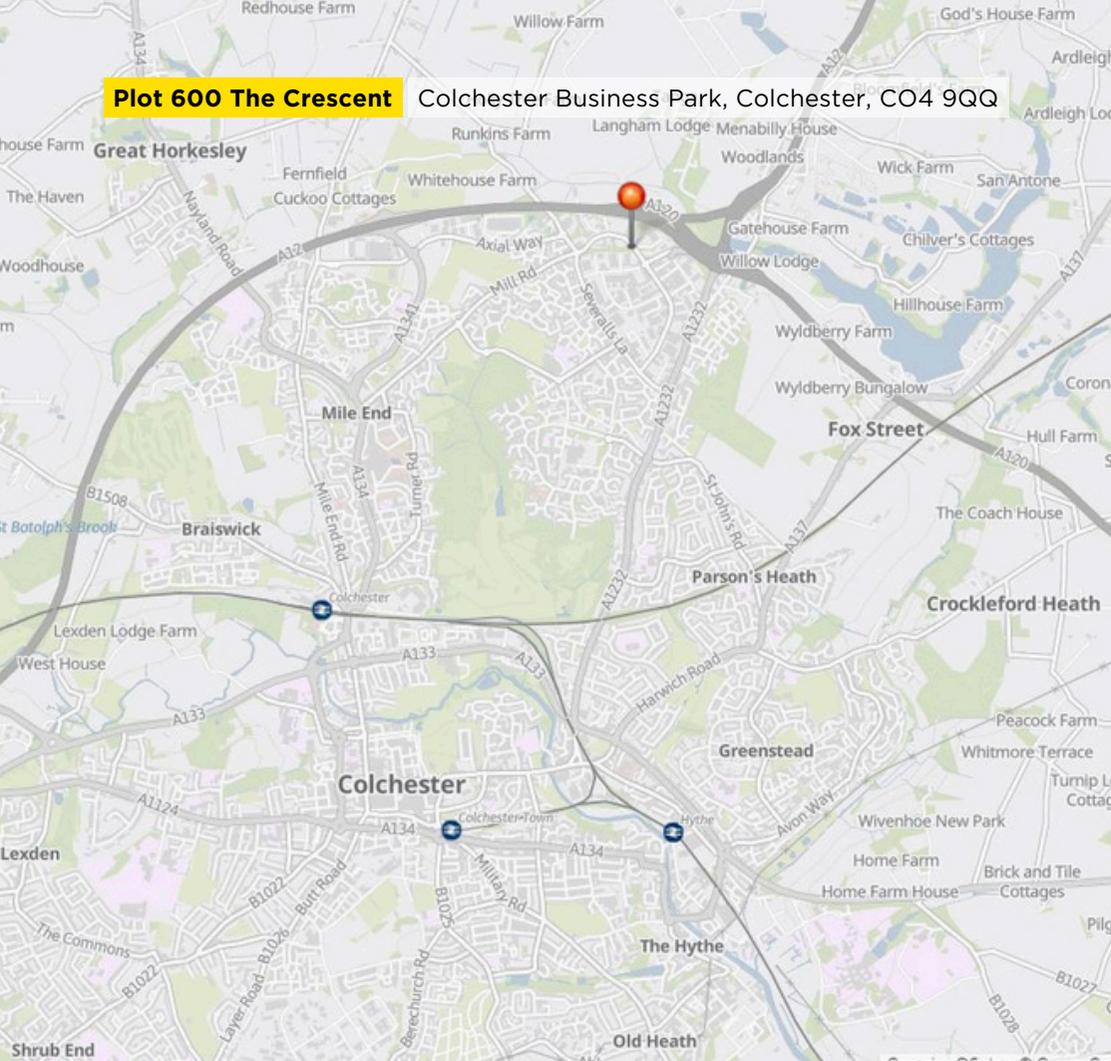
LEGAL COSTS

Each party to bear their own legal costs.

SERVICE CHARGE

An estate service charge will be levied in respect of the costs of maintaining and managing the common areas. The current rate is £0.29psf.

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ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering regulations, Savills will be required to undertake due diligence on the purchaser and any beneficial owners.

METHOD OF SALE

The site is being marketed by way of an informal tender process, with offers being invited for the Freehold interest on an unconditional or conditional basis.

CONTACT

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Designed and produced by Savills Marketing: 020 7499 8644 | 18.11.2025