

Water Circle, Stansted, CM22 6DR

To Let / Industrial Unit / 46.4 Acres (Sites from 2 - 38 Acres)



Major Development Opportunity
Design & Build Options

Summary

Description

Water Circle presents 38 acres of development land benefitting a range of potential uses to deliver a strategic South East development scheme adjacent to one of the UK's busiest airports. Uttlesford District council have identified the site as a major strategic development site for the region with the potential to create 3,000,000 sq ft of mixed use accommodation.

At the heart of the property sits a 4.4 acre site accommodating approx. 105,000 sqft of existing hi tech lab / R&D, industrial and flex buildings.

Within a 6 mile radius of Water Circle, there is land identified by the Council with the potential to provide over 13,000 residential dwellings providing an extensive labour pool for businesses in the area.

Additional Information

Business Rates

Business rates are to be confirmed.
Please speak to the Agents for further details.

Services

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

Postcode

CM22 6DR

Legal costs

All parties to bear their own legal costs.

Value added tax

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

Available upon request.



Location

Water Circle is a major 38 acre development opportunity adjacent to London Stansted.

Water circle is strategically located close to Junction 8 of the M11 Motorway and Stansted Airport, approximately 39 miles north of Central London and 24 miles south of Cambridge.

The site is connected A120 just 6 mins drive away which links to the Port of Felixstowe (60 miles) and Harwich International (53 miles) to the East. London Gateway is also just 44.8 miles to south via the M11 & M25.

The Stansted Express rail service connects Stansted Airport to London Liverpool Street (47 mins) and London Kings Cross via Tottenham Hale (43 mins).

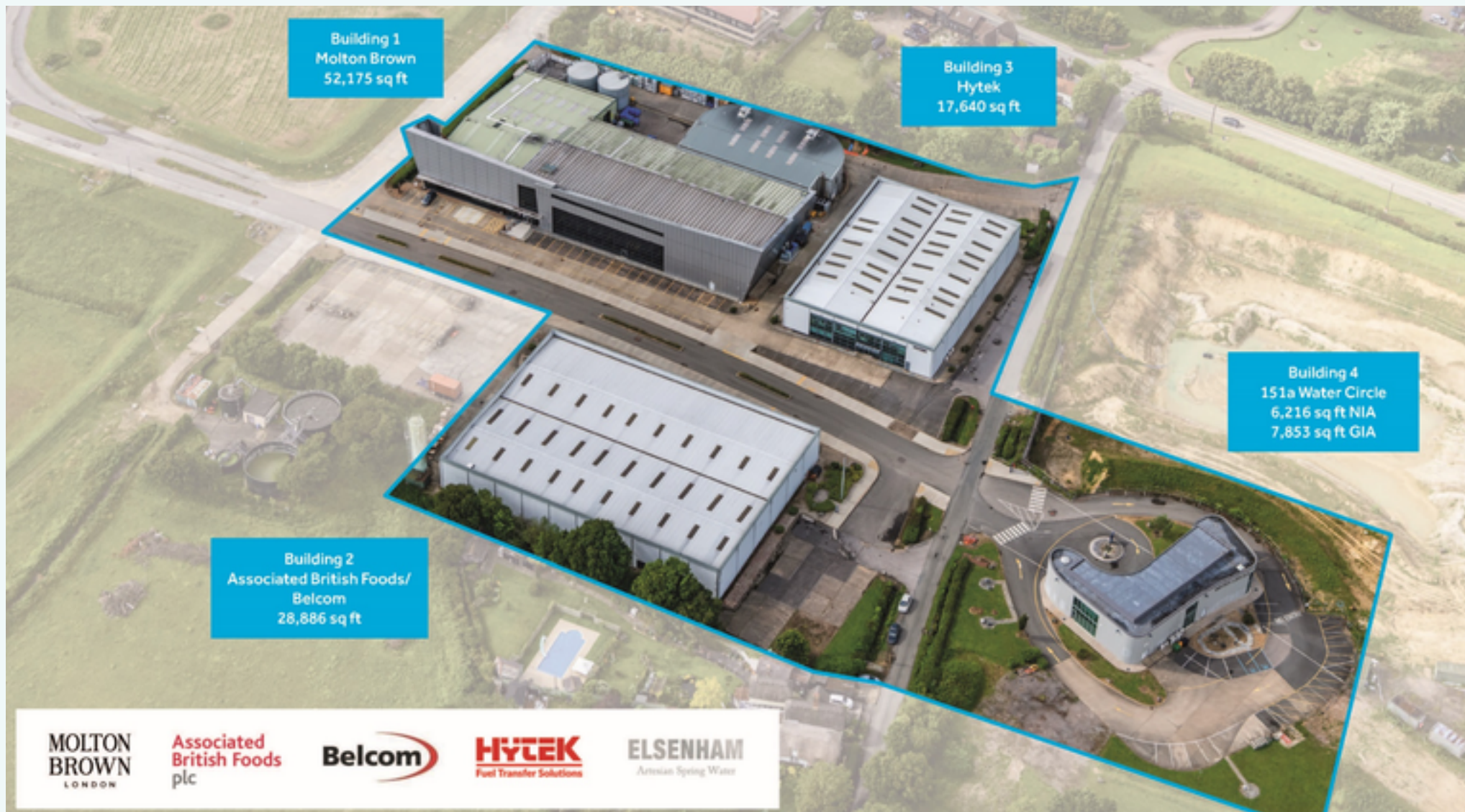


Site Plan



Existing Occupiers

The property already boasts high quality buildings with a strong tenant pool of; Molton Brown, Associated British Foods, Belcom and Hytek who have been longstanding tenants of the park.



Opportunity 1 – Industrial Open Storage (IOS)

Aerial shows some indicative plots for Open Storage. Plots available from 1 – 30 acres for a multitude of Industrial Open Storage uses. Surface treatment to be agreed between parties.



Opportunity 2 – Industrial Warehouse Units

Design and build opportunities available from 10,000 – 80,000 sq ft. Terms and specification to be agreed between parties.
See indicative layout out plan.



Opportunity 3 Office / R&D / Life Science / Mid-Tech Units

Water Circle lies in the heart of the UK Innovation Corridor, linking London to Cambridge and providing a one stop shop Laboratory / R & D / GMP opportunity. The site has the capability to accommodate a range of office, laboratory and mid-tech buildings to an occupiers' desired specifications.

*Images used for indicative purposes only.



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*Get in touch with
our experts*



Walter Scott
07918 081533
walter.scott@bidwells.co.uk



Patrick Stanton
07918 709399
patrick.stanton@bidwells.co.uk

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