

THE BUSINESS VILLAGE

 **Gershwin** Park

Witham . Essex . CM8 1FR

ILLUSTRATIVE IMAGE
1,500SQFT UNIT

The Business Village is...
...the solution for your business



- Office - Showroom - Workshop - Storage - Studio - R&D - Distribution -

ACCOMMODATION SCHEDULE

The Business Village is an exciting new business community situated adjacent to the A12 on the popular Gershwin Park development.

The speculative development scheme offers 9 units from 1,000sqft to 1,500sqft on a freehold or leasehold basis. Due to the size of the buildings the Business Village should benefit from a zero rateable value - more details available on request.

The units will be high quality commercial buildings with a market led specification capable of accommodating an optional purchasers mezzanine floor to meet the future needs of your business.



	Ground Floor internal	Mezzanine at 50%*
UNITS 1-6	1500 sqft	750 sqft
UNITS 7-9	1000 sqft	500 sqft

*Bespoke sizes can be discussed, and plans and further details are available on request

UNIT SPECIFICATIONS

Each unit will include as standard:

- Power floated Concrete floor
- Insulated roofing system
- Glazed curtain walling system
- Rear double glazed aluminium windows
- External insulated composite panel
- Internal walling system self-finished insulated composite panel
- Boarded metal stud, security, acoustic, party wall
- Metal faced single / double leaf entrance door
- Metal faced single rear door
- Full height ceiling with exposed structural steelwork
- WC facility
- Incoming power, water and telecoms provisions ready for occupiers meter installation

The 1,500sqft units will also include a roller shutter door

Indicative image only

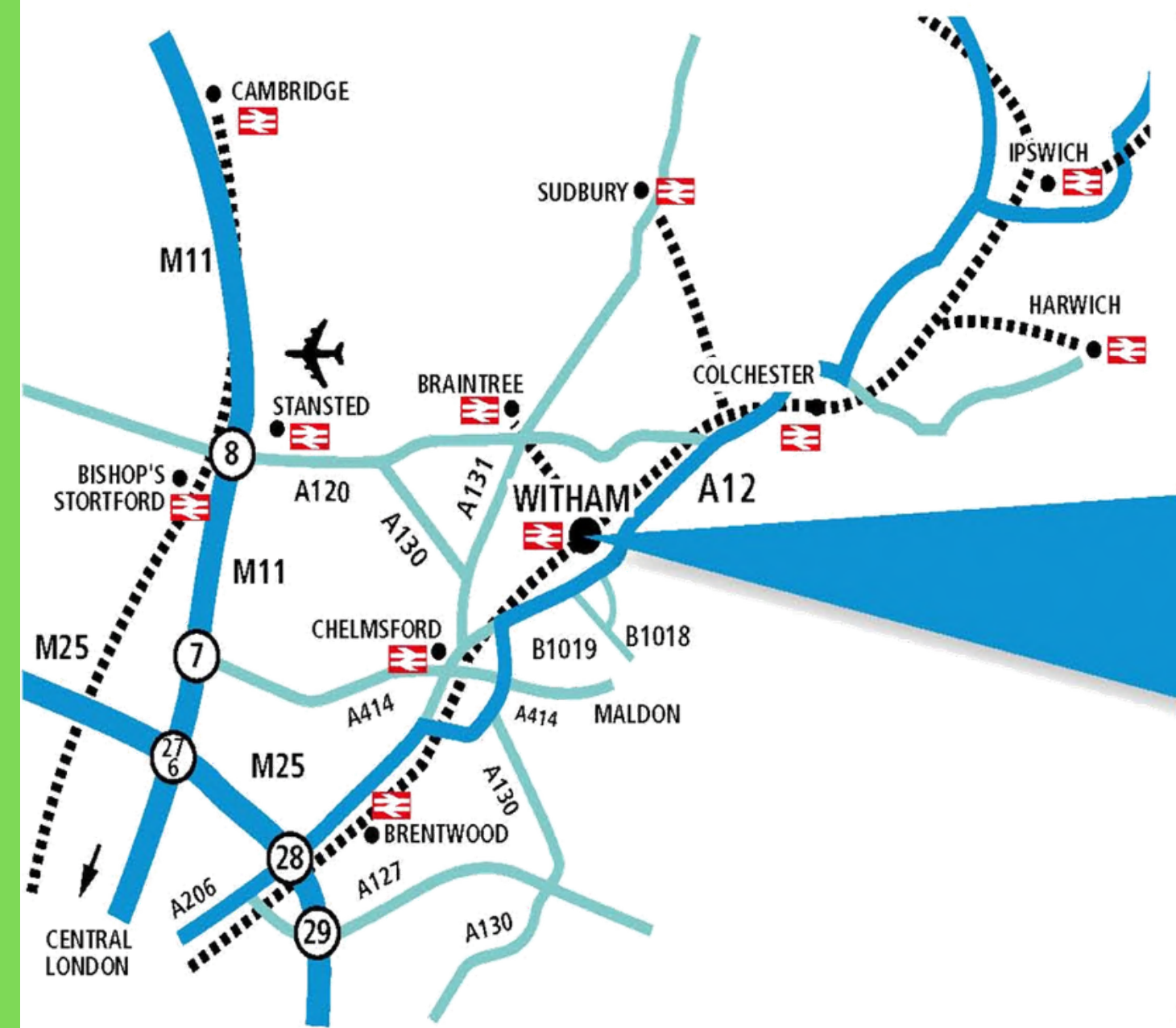


ILLUSTRATIVE IMAGE
1000 SQFT UNITS

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Situated in the heart of Essex, Gershwin Park is located adjacent to junction 21 of the A12 and close to the mainline railway station in Witham.

BY ROAD:

Witham Town Centre	1 mile
Chelmsford	7 miles
Colchester	15 miles
M25 Motorway	23 miles
Stansted Airport	23 miles

BY RAIL

Chelmsford	10 mins
Colchester	20 mins
Ipswich	40 mins
London Liverpool St	45 mins

CONTACT US

Let us help you find the right space for your business at Gershwin Park, Witham.
www.gershwinpark.com



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