

THE BUSINESS VILLAGE

 **Gershwin** Park

Witham . Essex . CM8 1FR

www.gershwinpark.com

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 will offer 9 units from 1,000sqft to 1,500sqft on a freehold or leasehold basis.

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	Optional 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

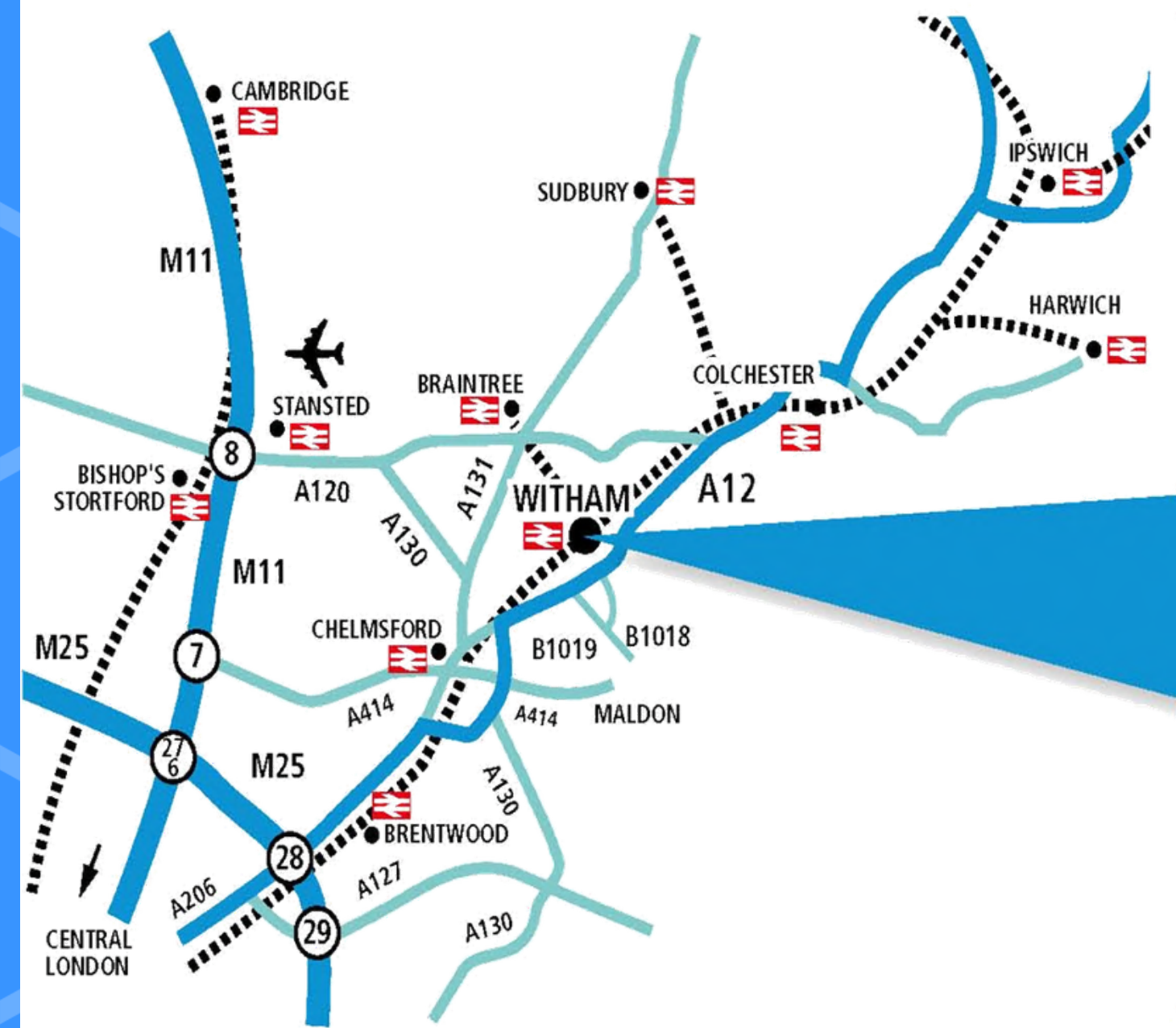


ILLUSTRATIVE IMAGE
1000 SQFT UNITS

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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

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THE DEVELOPER

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NEWMAN

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