

STANTON

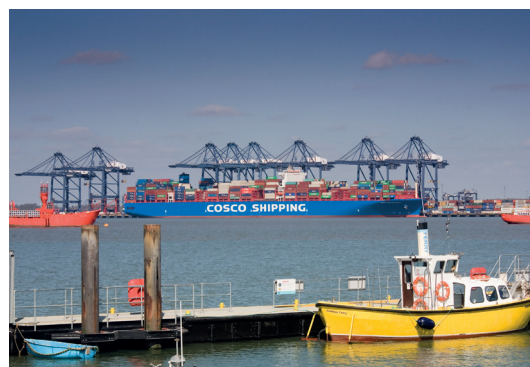
• EUROPARK •



LAND FOR SALE

Stanton Europark, Freshfields Road, Harwich, Essex

- Prime development site for sale
- Approximately 8.2 acres (3.3 hectares)
- Adjacent to Harwich International Port
 - Easy access to A120
- Prominent position adjacent to Harwich Gateway Retail Park and Morrisons supermarket



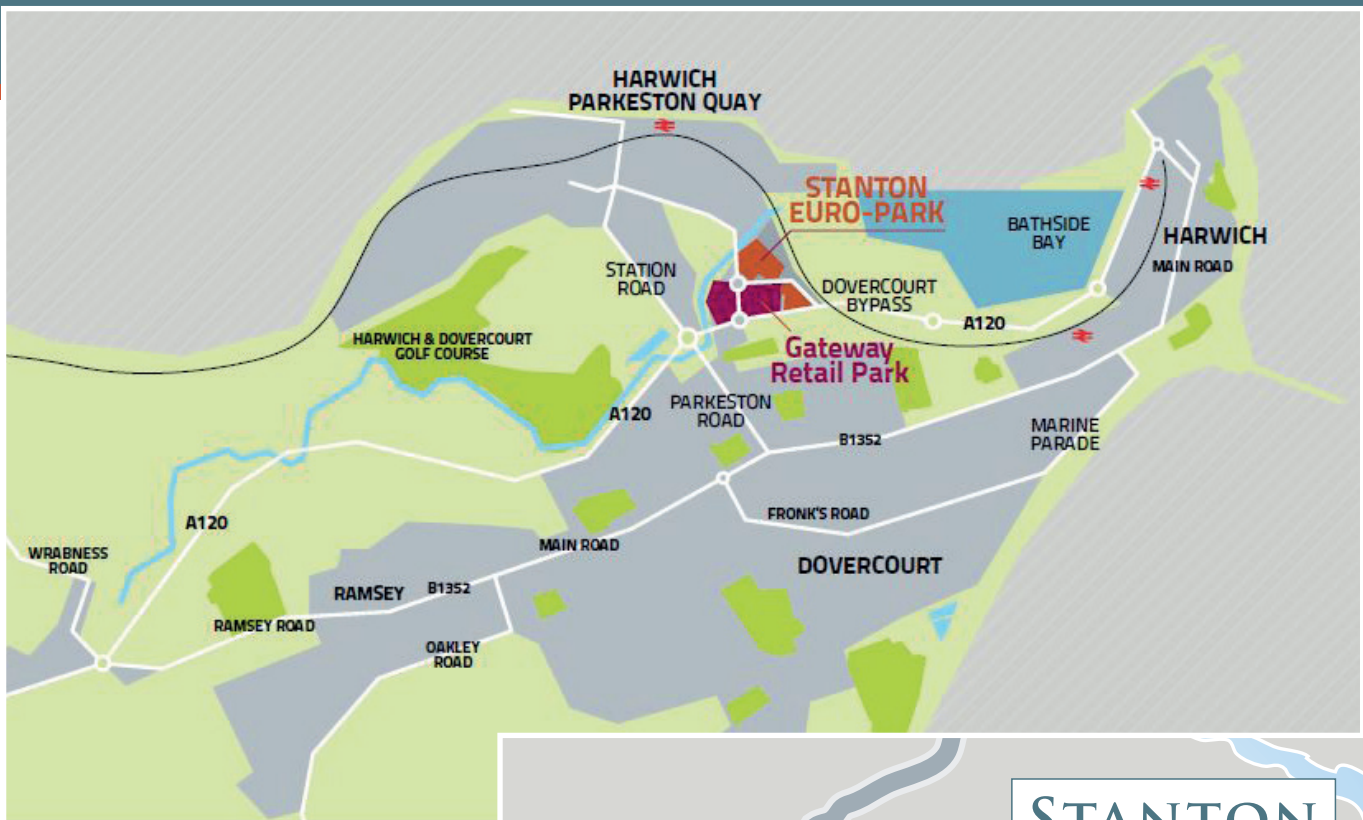
LOCATION:

Stanton Europark is located 16 miles from Colchester and 75 miles north east of London. Excellent access is provided to the A12 via the A120 which links with Junction 28 of the M25 and the national motorway network. Harwich International Port is situated to the north of the site and handles both passenger and freight traffic to the continent.

DESCRIPTION:

The site comprises two undeveloped lots of green field land. Access to Plot 1 is provided via the Iconfield roundabout, with Plot 2 accessed via the service road opposite the Phoenix Valley development. The land would make an excellent location for a depot, transport yard, plant hire company or lorry park. It would be very suitable for a company already based in Felixstowe with ties to Harwich International Port.

The Harwich Gateway Retail Park is situated immediately to the west of the site and is occupied by companies such as Argos, Costa Coffee, B&M, Home Bargains, Carpetright and Domino's; Morrisons superstore is immediately opposite the retail park.



TERMS:

The site is offered freehold with vacant possession and offers are sought on an unconditional basis.

GUIDE PRICE:

Price on application.

VAT:

We understand that VAT is payable on the purchase price.

SERVICES:

We are advised that all mains services are available to the site.

ENVIRONMENTAL:

An Environmental Report is available upon application.

PLANNING:

The site lies within the jurisdiction of Tendring District Council. Outline planning permission was granted in March 2012 for the development of industrial warehouse (B8) and general industrial (B2) including ancillary office accommodation, car and lorry parking and associated uses. Application No: 11/00638/OUT.

VIEWING:

Strictly by prior arrangement with joint agents Penn Commercial and Glenny LLP



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