

UNIT PRICELIST.

Fenn
Wright



All prices are subject to VAT*

Block 1 Pending Release - TBC

Unit	Type	Size	Parking Spaces	Price
1	A	955 ft ² (89 m ²)	3 spaces	Reserved
2	B	1004 ft ² (93 m ²)	3 spaces	Pending
3	B	1004 ft ² (93 m ²)	3 spaces	Pending
4	B	1004 ft ² (93 m ²)	3 spaces	Pending
5	B	1004 ft ² (93 m ²)	3 spaces	Pending
6	C	1232 ft ² (118 m ²)	4 spaces	Pending

Block 2 Available January 2027

Unit	Type	Size	Parking Spaces	Price
7	D	1992 ft ² (185 m ²)	6 spaces	£675,000
8	B	1004 ft ² (93 m ²)	3 spaces	£355,000
9	B	1004 ft ² (93 m ²)	3 spaces	£355,000
10	B	1004 ft ² (93 m ²)	3 spaces	£355,000
11	B	1004 ft ² (93 m ²)	3 spaces	£355,000
12	D	1992 ft ² (185 m ²)	6 spaces	£675,000

Block 3 Available January 2027

Unit	Type	Size	Parking Spaces	Price
13	A	955 ft ² (89 m ²)	3 spaces	£340,000
14	A	955 ft ² (89 m ²)	3 spaces	£340,000

Block 4 Pending Release - TBC

Unit	Type	Size	Parking Spaces	Price
15	A	955 ft ² (89 m ²)	3 spaces	Pending
16	B	1004 ft ² (93 m ²)	3 spaces	Pending
17	B	1004 ft ² (93 m ²)	3 spaces	Pending
18	A	955 ft ² (89 m ²)	3 spaces	Pending

Block 5 Pending Release - TBC

Unit	Type	Size	Parking Spaces	Price
19	C	1232 ft ² (118 m ²)	4 spaces	Pending
20	B	1004 ft ² (93 m ²)	3 spaces	Pending
21	B	1004 ft ² (93 m ²)	3 spaces	Pending
22	B	1004 ft ² (93 m ²)	3 spaces	Pending
23	C	1232 ft ² (118 m ²)	4 spaces	Pending



Note: The measurements provided are approximate gross internal measurements taken from the construction drawings. Please refer to the brochure for further detail on the specification.

Terms

Available to purchase on a freehold basis at the prices outlined within this document.

VAT is applicable at the prevailing rate.

Reservation Fee

A reservation fee of £1,500 (no VAT) is payable prior to the instruction of solicitors. This is to be deducted from the purchase price upon completion. Further detail available upon request.

Service Charge

A service charge will be applicable to cover items such as; CCTV & barrier service/maintenance, grounds/common area repair and maintenance, gutter clearance, refuse collection, pest control, pumping station/septic tanks, winter gritting, public liability insurance, accountancy fees and management fee.

Approximate cost for the current year is £1.26 per sq ft plus VAT.

Business Rates

We are advised that the premises are yet to be assessed for business rates purposes. We recommend all parties make their own direct enquiries with the local rating authority.

EPC

The premises will be assessed upon completion of the construction works. It is anticipated that the EPC rating will be 'A'.

Planning

We are advised that the site benefits from use classes E planning consent, with trading and delivery restrictions as follows; 08:00 to 22:00, seven days a week.

Note: A minimum of 65% (15 units) to be used as class E(c) Financial & Professional Services and E(g) Offices, R&D and Light Industrial, at all times.

A full copy of the planning consent is available upon request. Interested parties are advised to make their own enquiries with the local planning authority.

VAT

We are advised that VAT will be applicable on the sale prices.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations require Fenn Wright to verify the identity, private residence and source of funds (where applicable) of prospective purchasers and tenants prior to solicitors being instructed. An administration fee is payable, and further details are available upon request.

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458.
Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

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