TO LET

A12 INTERCHANGE PARK

MARKS TEY • ESSEX CO6 1HD

INDUSTRIAL / DISTRIBUTION DEVELOPMENT OPPORTUNITIES

PHASE 1 - NOW FULLY LET

PHASE 2 - NEW BUILD UNITS FROM 4,532 - 40,000 SQ FT



- ADJACENT TO THE A12
- 28 MILES EAST OF STANSTED AIRPORT/M11
- 33 MILES SOUTH OF FELIXSTOWE
- 34 MILES NORTH OF M25

A12 Interchange Park, Marks Tey, Essex, CO6 1HD

BRAND NEW INDUSTRIAL WAREHOUSE UNITS - TO LET - AVAILABLE Q3/Q4 2025

Tenure	To Let
Available Size	4,532 to 134,734 sq ft / 421.04 to 12,517.20 sq m
Business Rates	N/A
EPC Rating	Upon enquiry

- Excellent transport links
- Brand new office accommodation
- EPC A
- Demised parking

Description

A12 Interchange Park is an established development located adjacent to the A12 main arterial road and the A120, located only 13 minutes from Colchester city centre. Phase 2 comprising of c. 134,734 sq ft now has planning consent and can offer a range of unit sizes from 4,532 up to 40,000 sq ft.

Location

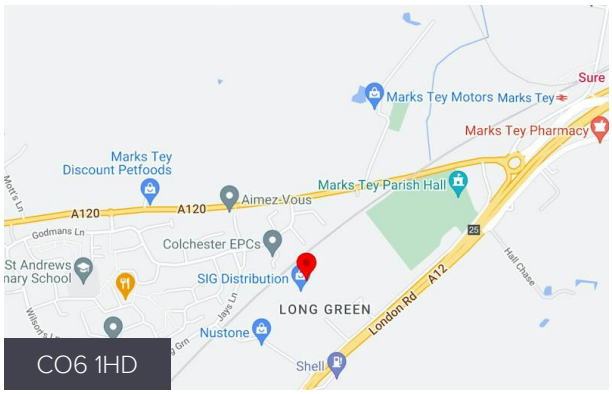
The development is at the intersection between the A120/A12 located within the county of Essex approximately 34 miles from the M25, six miles west of Colchester and 22 miles south west of Ipswich. The site benefits from excellent transport links, situated just off the A12 which connects Ipswich to the M11 at Bishop's Stortford.

Marks Tey is well connected to the national rail network and lies on the Great Eastern Main Line. Marks Tey station is only 5 minutes away and benefits from regular services (every half an hour) into Central London (Liverpool Street) with a journey time of 56 minutes.
Stansted International Airport, located approximately 28 miles to the west of Marks Tey, offers domestic and international flights and also benefits from the Stansted Express train service, offering a quick and direct journey into Central London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 810	18,507	1,719.36	Coming Soon
Unit - 820	14,251	1,323.96	Coming Soon
Unit - 830	8,977	833.99	Coming Soon
Unit - 840	16,561	1,538.57	Coming Soon
Unit - 910	11,724	1,089.20	Coming Soon
Unit - 920	9,987	927.82	Coming Soon
Unit - 930	10,195	947.15	Coming Soon
Unit - 1000	40,000	3,716.12	Coming Soon
Unit - 1110	4,532	421.04	Coming Soon
Total	**134,734**	**12,517.21**	



Viewing & Further Information

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