



TO LET

A12 INTERCHANGE PARK

PHASE TWO - NOW AVAILABLE

MARKS TEY • ESSEX CO6 1HD

INDUSTRIAL / DISTRIBUTION DEVELOPMENT OPPORTUNITIES

New Build units from 2,350 - 130,000 sq ft

- Adjacent to the A12
- 28 miles east of Stansted Airport/M11
- 33 miles south of Felixstowe
- 34 miles north of M25



Indicative set of typical units

A12 Interchange Park, Marks Tey, CO6 1HD

INDUSTRIAL / DISTRIBUTION DEVELOPMENT OPPORTUNITIES - UNIT 1010

Tenure	To Let
Available Size	11,724 sq ft / 1,089.20 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

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.

THE DEVELOPMENT

A12 Interchange Park is an existing development located adjacent to the A12 main arterial road and the A120, located only 13 minutes from Colchester city centres.

Phase 2 can offer a range of unit sizes from 4,532 sq ft to over 40,000 sq ft.



Viewing & Further Information

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