

Stanton Euro-Park

HARWICH // ESSEX Plot 1: 6.2 acres
Plot 2: 2.1 acres

FOR SALE / TO LET

"The £300 million container terminal scheme will make Harwich potentially the second largest container port in the UK"



**PRIME DEVELOPMENT SITE
FOR SALE FREEHOLD OR LET**

**SITE SUITABLE FOR B2, B8
OWNER OCCUPIER/DEVELOPER
WITH PRE-LET EG. TRADE
COUNTER, BUILDER'S MERCHANT,
SERVICED SITES**

**APPROXIMATELY 8.2 ACRES
(3.3 HECTARES)**

**OUTLINE PLANNING
PERMISSION FOR UP TO
15,886M² OF B2 OR B8 USE**

Stanton Euro-Park // Harwich // Essex

➤ Location

Harwich is located approximately 16 miles from Colchester, 12 miles from Clacton and 75 miles north east of London. Harwich International Port is one of the country's largest passenger terminals, as well as handling a large volume of roll-on roll-off and

containerised freight traffic which continues to expand. Hutchison Ports (UK) Limited has recently received approval for expansion which would offer a £300 million international container port development at Bathside Bay.

This regeneration project will create new jobs and significant new housing development together with improvements in the infrastructure such as roads and rail.

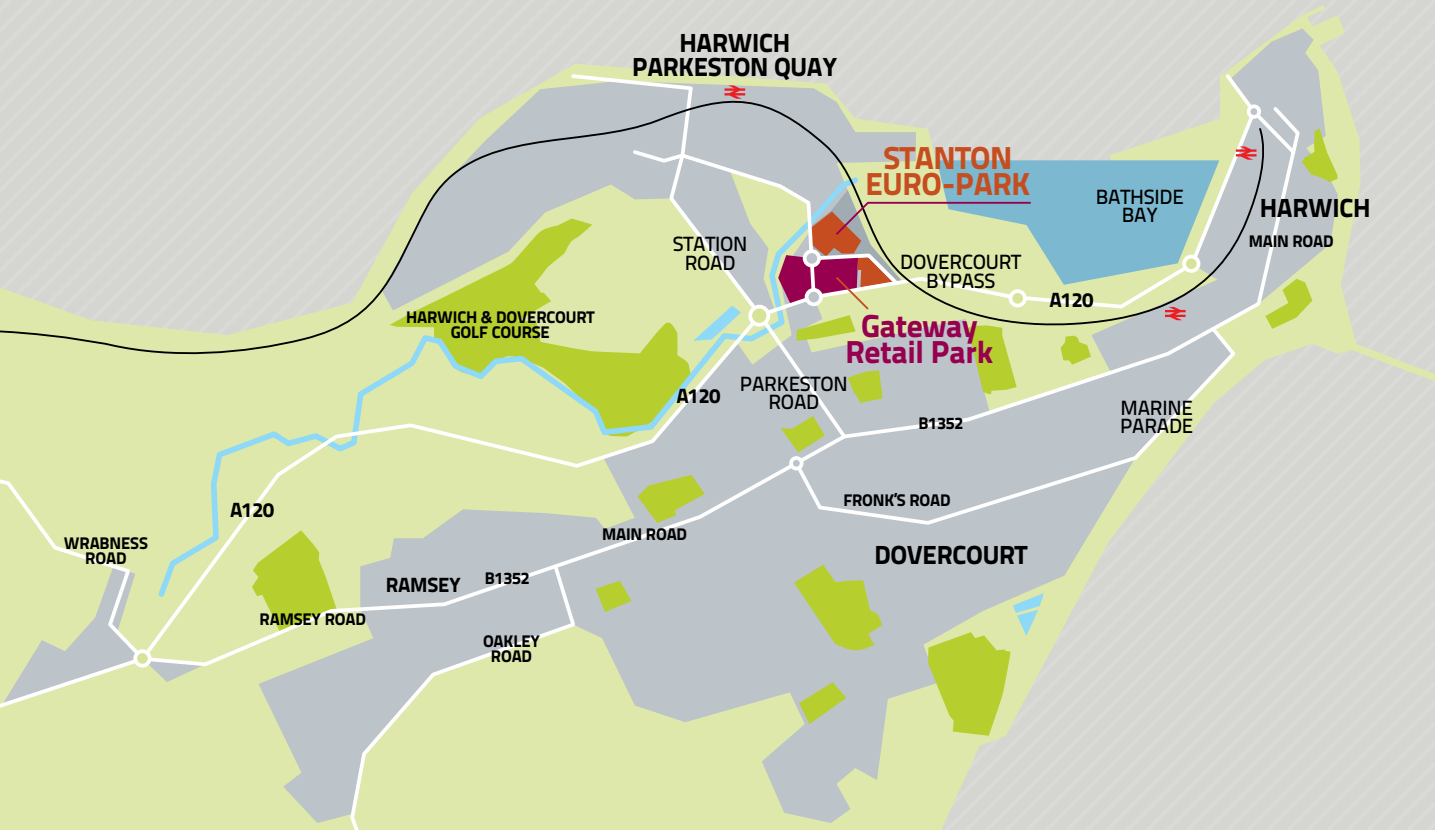
For info on the proposed Bathside development, please visit: www.hict.co.uk/content/home/main.asp

STANTON EURO-PARK

- Adjacent to Harwich International Port poised for massive expansion
- Easy access via A120
- Highly prominent site next to Harwich Gateway Retail Park and Morrisons

HARWICH PORT SERVICES

- For North Sea freight, ferry, container and bulk operations
- DFDS UK headquarters
- Stena Line to Hook of Holland
- 4 Ro-Ro berths
- Modern cruise terminal



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► Planning

IDEAL FOR: LOGISTICS / DISTRIBUTION CENTRE / WAREHOUSING / FREIGHT DEPOT / INDUSTRIAL UNITS

- Outline Planning Permission granted for the development of industrial warehousing (B8) and general industrial (B2), including ancillary office accommodation, car and lorry parking, landscaping and associated works
- All matters are reserved
- Maximum floor space 15,886 sq m (170,995 sq ft)
- Indicative plans below of development options
- Alternative retail or leisure use - subject to planning
- Application No. 11/00638/OUT - details available on request



Indicative plans produced by Boast Associates

Companies already established in Stanton Euro-Park:



MORRISONS



Stanton Euro-Park // Harwich // Essex

> Info

SECTION 106 AGREEMENT

The following fees will become payable prior to commencement of the development: £8,000 with £5,000 being the Highway Contribution and £3,000 being the Travel Plan Monitoring Fee.

ENVIRONMENTAL AUDIT

An environmental audit has been carried out and is available on request.

SERVICES

All mains services are available to this site.

TENURE

Freehold.

LEASEHOLD

Terms available upon request.

INFORMATION PACK

Available from the Agents upon request.

VIEWING

The site is clearly visible and accessible from the Dovercourt bypass.



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Subject to contract

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