

# Freebournes Park

## Witham CM8 3DG

- > 10 new trade counter and industrial/warehouse units
- > 4,407 - 23,892 sq ft (units 1-4 combined)
- > Adjacent to the A12

For sale/  
To let


▲ Chelmsford/  
London

A12

Colchester/  
Ipswich ▼

Freebournes Road

Freebournes Road  
Industrial Estate

A development by:  
**Chancerygate** 

Available to occupy now



# Freebournes Park

Situated adjacent to the A12 dual carriageway, Freebournes Park provides direct road access onto the A12 at Junction 22 in both directions.

Witham is located within the Braintree District, approximately 8 miles from Chelmsford and 13 miles from Colchester. The Ports of Felixstowe and DP World London Gateway are 41 and 32 miles away respectively. Stansted airport is approximately 24 miles from the site.

Ipswich, Chelmsford, Colchester, Braintree, Maldon, Basildon, Brentwood and Harlow are all easily accessible given the scheme's central location and excellent links to major road networks.

## Accommodation

All areas are on a GEA (Gross External Area) sq ft basis.

Unit	Ground Floor	First Floor	Total
1	4,880	1,241	6,121
2	4,789	1,044	5,833
3	4,766	1,259	6,025
4	4,674	1,239	5,913
5	4,277	1,023	5,300
6	5,693	1,358	7,051
7	<b>LET</b>		<b>6,922</b>
8	3,322	1,085	4,407
9	3,952	1,285	5,237
10	<b>UNDER OFFER</b>		<b>6,133</b>
	<b>Total</b>		<b>58,942</b>



# Green Credentials



Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 12% reduction in annual CO<sub>2</sub> emissions over 2013 Building Regulations. As a result, occupation costs to the end user will be reduced.

## The green initiatives include:

- Low air permeability design
- Electric vehicle charging points to every unit
- Photovoltaic panels on units 6 & 7
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking
- Minimum EPC Rating B
- BREEAM rating 'Very Good'





# Industrial and Warehouse Units 1-4

5,833 up to 23,892 sq ft (units 1-4 combined)

## General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>8.4m clear internal height</p>	 <p>First floor for storage or fitting out as office space</p>	 <p>37.5kN sq m floor loading</p>
 <p>Electric loading doors</p>	 <p>Ability to combine units</p>	 <p>12m yard depth</p>
 <p>Landscaped environment</p>	 <p>Generous parking facilities</p>	 <p>12 year collateral warranty available</p>

## Planning Use

E(g)(iii), B2 and B8 (industrial and warehouse) uses.

## Terms

Available on a freehold or leasehold basis.





# Freebournes Park





# Industrial and Warehouse Units 5-10

4,407 up to 19,273 sq ft (units 5-7 combined)

## General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>8.4m clear internal height</p>	 <p>First floor for storage or fitting out as office space</p>	 <p>37.5kN sq m floor loading</p>
 <p>Electric loading doors</p>	 <p>Ability to combine units</p>	 <p>11.6m - 17.6m yard depths</p>
 <p>Landscaped environment</p>	 <p>Generous parking facilities</p>	 <p>12 year collateral warranty available</p>

## Planning Use

E(g)(iii), B2 and B8 (industrial and warehouse) uses.

## Terms

Available on a freehold or leasehold basis.



# Freebournes Park



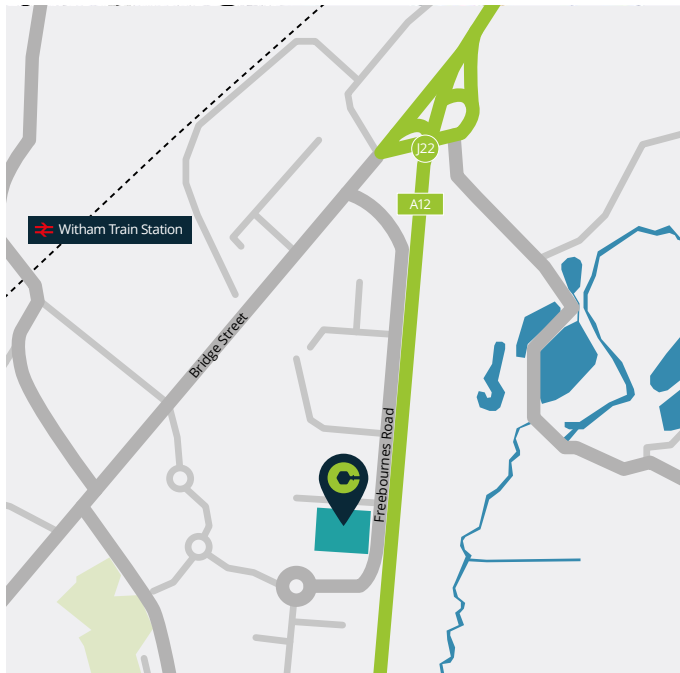
Unit 6



Unit 10



# Freebournes Park



[freebournespark.co.uk](http://freebournespark.co.uk)

## Travel Distances

### Road:

Braintree	8.6 miles
Chelmsford	11.2 miles
Colchester	13.7 miles
Brentwood	24.3 miles
Basildon	25.7 miles
Harlow	25.7 miles
Ipswich	30.2 miles
A12 (J22)	0.8 miles
M25 (J28)	25.8 miles
Central London	55 miles

### Rail:

Witham Train Station	1.7 miles
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### Airport:

Stansted Airport	23.2 miles
Southend Airport	28 miles
Gatwick Airport	71 miles

### Port:

Felixstowe Port	41 miles
DP World London Gateway	32 miles

Freebournes Road,  
Witham CM8 3DG

 [clicker.river.thank](http://clicker.river.thank)

More information available  
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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. February 2024.

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