

# TO LET DESIGN & BUILD OPPORTUNITY

20,000-30,015 sq ft (1,858-2,789 sq m)

SPRINGFIELD BUSINESS PARK  
CHELMSFORD  
ESSEX CM2 5BB



Chelmsford city centre

Royal Mail

Dukes Park Industrial Estate

woodland Logistics

ups

VAUXHALL

Audi BENTLEY

Ford

LAND-ROVER

Homelands Retail Park

Hedgerows Business Park

Chelmsford Business Park

Lonebarn Link

1.93 ACRES TO LET

Menzies DISTRIBUTION

SHEEPCOTES

ALDI

UNDER OFFER

To A12

Mazda FORCE Honda

A12

M25 J28 / London

Colchester



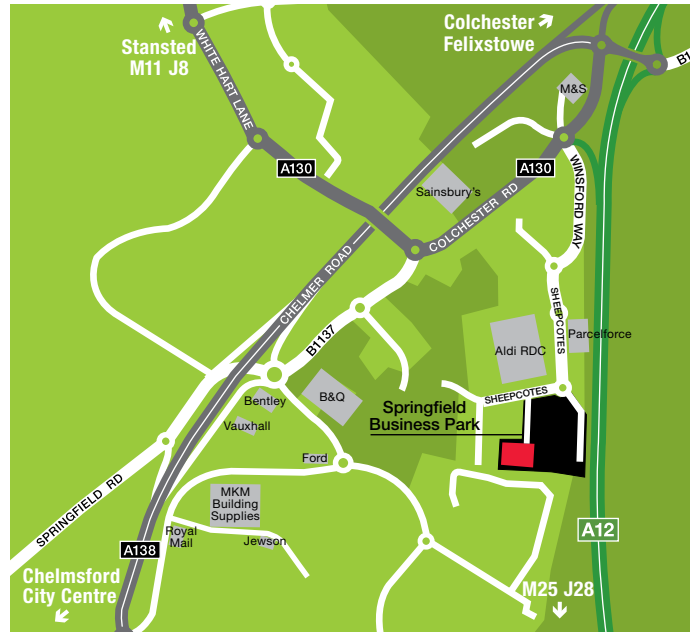
**Location**

Springfield Business Park is located on the north-east side of Chelmsford, adjacent to the A12 via the Boreham Interchange.

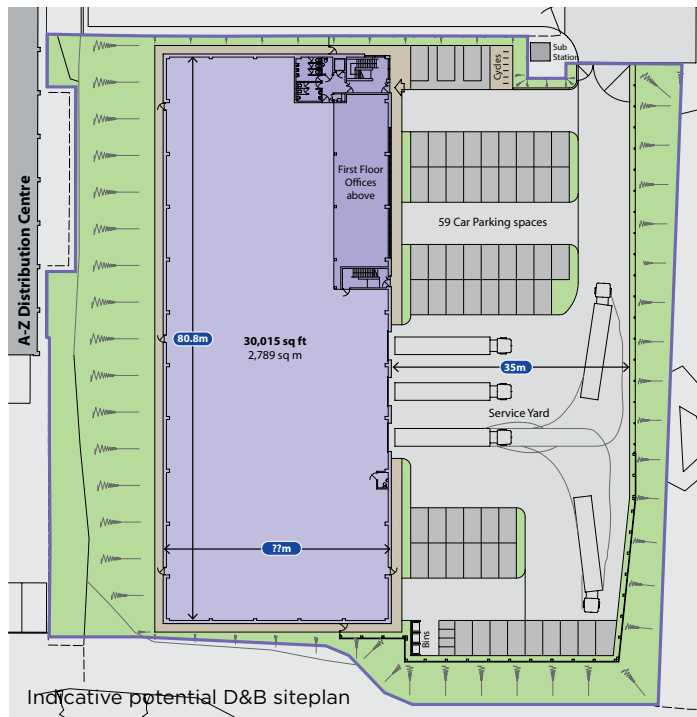
The A12 provides dual carriageway connection to the M25 (Junction 28) and East London, together with the A14 and East Coast Ports of Harwich and Felixstowe.

There is also access to the A130 nearby which provides connections to the A120 and Stansted, M11 (Junction 8), together with the A13 and Tilbury.

Drive Times	miles	mins	miles	mins
A127	12	20	Tilbury Docks	28 43
A13	14	25	Ipswich/A14	37 50
Stansted Airport/ M11 J18	18	40	Felixstowe/Harwich	41 55
M25 J28	19	27	Central London	52 86
Colchester	21	31	Source: The AA	



Indicative photograph of recent development by landlord



Indicative potential D&B siteplan

**Description**

Totalling approximately 1.93 acres (0.78 hectares) the final phase of development land is available within Springfield Business Park. It benefits from planning permission and provides opportunity for a Design & Build single industrial/warehouse, to be finished to institutional standard of between 20,000 – 30,015 sq ft (1,858 – 2,789 sq m). The property is to be offered upon new FR&I terms to be agreed.

**Potential outline specification to include:**

- A clear height of 8-10m
- Upto 60 parking spaces
- Ability to secure yard area
- Generous yard areas
- Full height shutter doors
- Ground and first floor office accommodation
- Use within B1, B2 and B8
- Close to A12, Boreham Interchange

**Terms**

Expressions of interest on a pre-let basis are sought. Lease terms upon application.

**Further information**

Please contact the joint sole agents.

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