



INDURENT

DAVEY CLOSE TRADE PARK

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TO LET

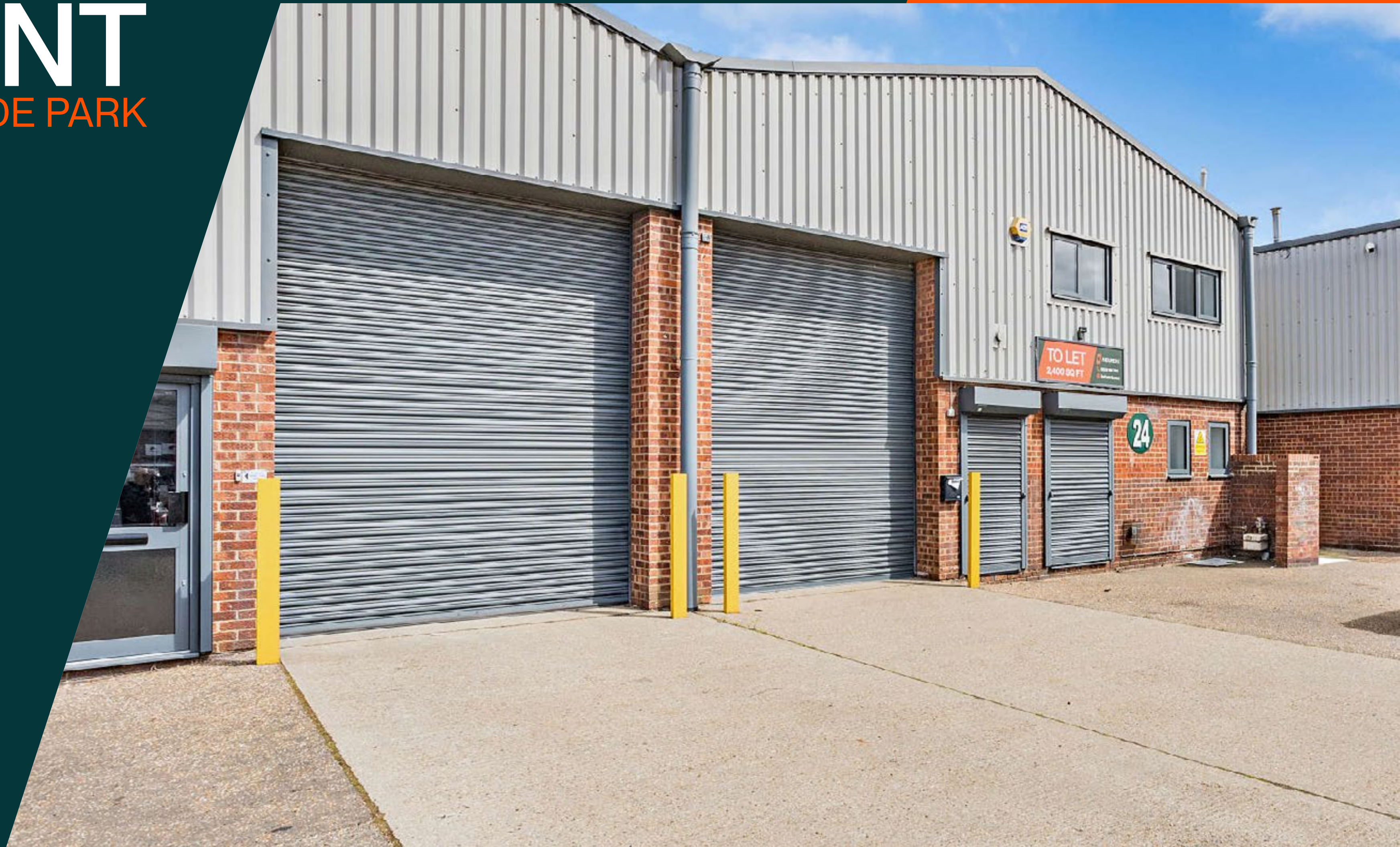
UNIT 5: 1,047 SQ FT (97.3 SQ M)

UNIT 9: 1,084 SQ FT (100.7 SQ M)

UNIT 17: 1,805 SQ FT (167.7 SQ M)

UNIT 24: 2,400 SQ FT (222.9 SQ M)

Available now.



Strategically located close to the A12.



47 minutes from London Liverpool Street via Colchester's main line rail station.

Warehousing that Works.

High performance space for your business.

Davey Close Trade Park offers quality warehouse units designed to deliver long term benefits for your business, your people, and the environment.

Prime Location in North Essex.

Davey Close Trade Park is located just 2 miles east of Colchester city centre, in the well-connected Hythe area, close to the inner ring road.

Colchester is North Essex's leading economic hub, home to a growing population of over 185,000. With direct access to the A12 and just a short drive from the M25 (Junction 28).



Warehousing that Works.



Why choose Davey Close Trade Park?



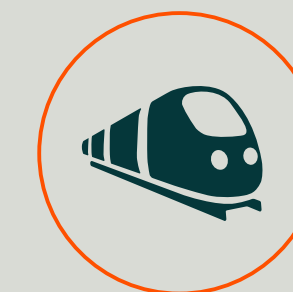
Ideally located for distribution across the South East or East Anglia.



Workforce catchment includes Ipswich, Chelmsford & Clacton.



Strategically located close to the A12.



Colchester main line rail station is 47 minutes from London Liverpool Street.



Warehousing that Works.

This map illustrates the drive times from Colchester to various locations in the South East of England. The locations are categorized by drive time from Colchester:

- Within 30 labour pool:** Colchester (indicated by a red dot and a red circle).
- Within 1 hour:** Chelmsford, Dagenham, Basildon, and parts of London (indicated by a black circle).
- Within 2 hours:** Stevenage, Harlow, St Albans, Reading, Basingstoke, Crawley, Dorking, Tunbridge Wells, Maidstone, Croydon, Richmond, and parts of London (indicated by a dark blue circle).
- Within 3 hours:** Oxford, Swindon, and parts of London (indicated by a light blue circle).

The map also shows major roads (A and M) and other locations in the region, including Norwich, Cambridge, and Hythe. A legend in the bottom left corner provides the drive time categories and source information.

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



1.5 MILES



28 MILES



47 MINS

from London Liverpool Street via
Colchester main line station

- Within 30 labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Warehousing that Works.

Schedule of accommodation.

UNIT 5	1,047 SQ FT (97.3 SQ M)
UNIT 9	1,084 SQ FT (100.7 SQ M)
UNIT 17	1,805 SQ FT (167.7 SQ M)
UNIT 24	2,400 SQ FT (222.9 SQ M)

All floor areas are approximate gross internal areas.
*Subject to final plan.



Car parking available



CCTV on site



WCs and kitchenette



Roller shutter door access



LED Lighting

Take a closer look

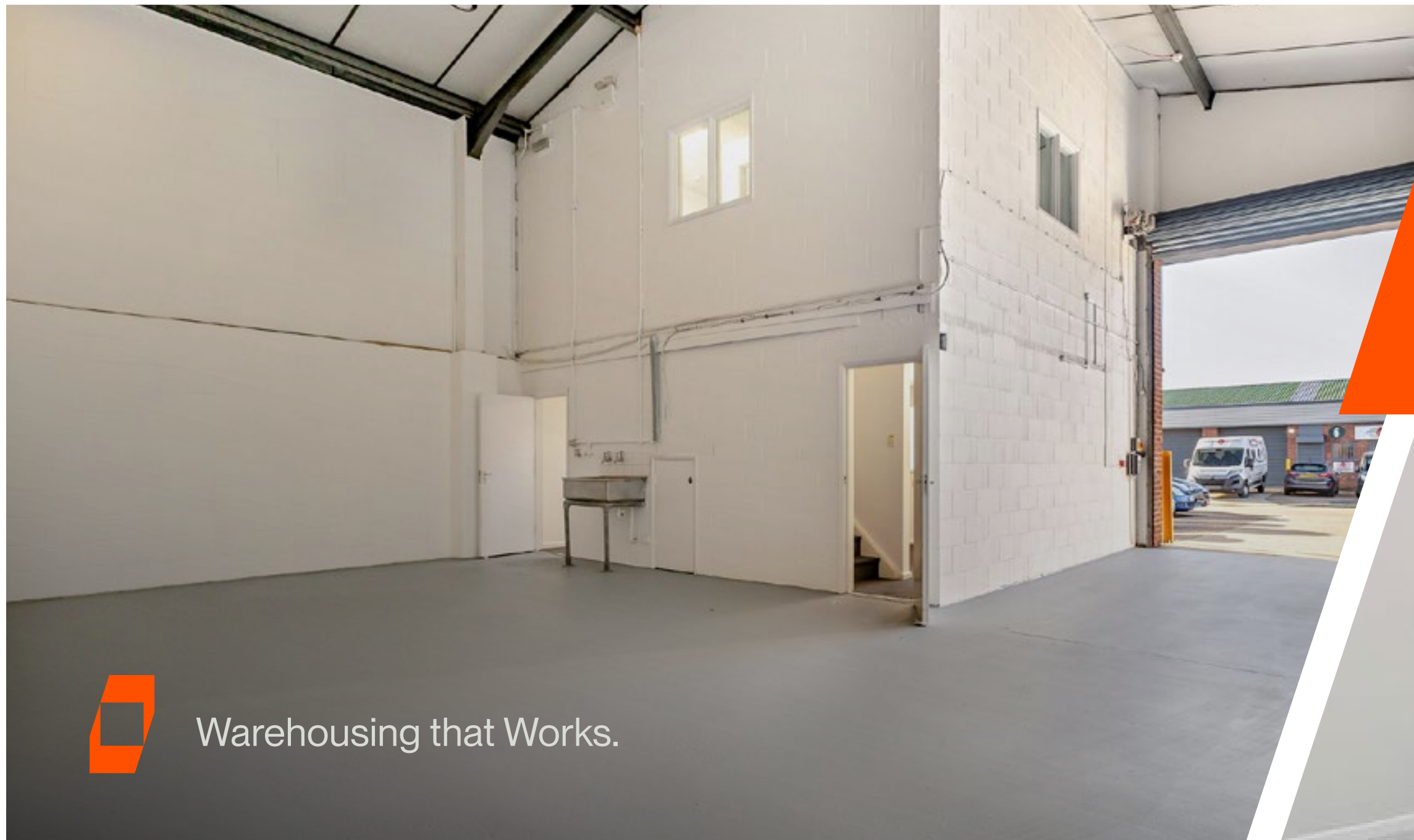


Warehousing that Works.

Siteplan.



Siteplan is indicative.



Warehousing that Works.



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