



PORTSIDE

RETAIL & TRADE PARK

Harwich



BURNEY GROUP





Unit	Tenant	Size	Phase
Hotel	Travelodge	68 Beds Vending	1
Drive Thru 1	Burger King	2,500 sq ft (232 sq m)	1
Drive Thru 2	Starbucks	1,862 sq ft (173 sq m)	1
Drive Thru 3	KFC	2,000 sq ft (185.8 sq m)	1
Business Unit 1	Air Rescue	7,976 sq ft (741 sq m)	1
Business Unit 2	Howdens	6,000 sq ft (558 sq m)	1
Business Unit 3	Screwfix	4,500 sq ft (418 sq m)	2
Drive Thru 4	Taco Bell	8,000 sq ft (739.2 sq m)	2
Business Unit 5	Available	2,766 sq ft (257 sq m)	2
Business Unit 6	Available	3,015 sq ft (280 sq m)	2
Business Unit 7a	Available	2,427 sq ft (225.5 sq m)	2
Business Unit 7b	Available	2,427 sq ft (225.5 sq m)	2
Business Unit 8	Available	1,200 sq ft (111.48 sq m)	2

Portside Retail & Trade Park

LOCATION

Portside is located adjacent to the Harwich International Port within the desirable 'Haven Ports' area, which has been designated as one of the UK's 10 'Freeports'. Harwich is located 16 miles from Colchester and 75 miles north east of London. Excellent access is provided to the A12 via the A120, which links with Junction 28 of the M25 and the national motorway network.

BUSINESS UNITS

Units will be built to shell and core specification with capped services. Units can be provided to a full turnkey specification, and may also be combined to suit occupier requirements, subject to negotiation.

The base specification will include:

- 3 Phase electricity
- Telecom connection
- Water
- Loading and pedestrian doors



c.650,000 passengers per annum passing through the adjacent Harwich International Port.



Trade Park extending to 44,673 sq ft



281 Public parking spaces



Custom specification by negotiation



Harwich International to London Liverpool St. fastest journey time, 1hr 16mins



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PLANNING USE

Consent granted for Class E, B1 and B8 uses. Business units with associated car parking; Unit 5 has an extended permitted use consent, to incorporate flexible business and medical/health facility uses.

Alternative uses may be considered on a subject to planning basis.

TERMS

The units are available to let on new full repairing and insuring terms at a rental to be agreed and for a term of no less than five years.

ANTI-MONEY LAUNDERING

Anti-Money Laundering Regulations require the agents to formally verify a prospective tenant's identity and source of funds prior to the instruction of solicitors.

SERVICES/SERVICE CHARGE

All mains services are connected to the site. Service charge for Phase 2 to be confirmed. Phase 1 currently budgeted at c. £1.14 psf net of VAT.

RATEABLE VALUE

To be assessed upon practical completion of the units.

EPC

EPC's will be commissioned upon practical completion of the units.

LEGAL COSTS

Each party to bear responsibility for their own legal costs incurred in this transaction.

VAT

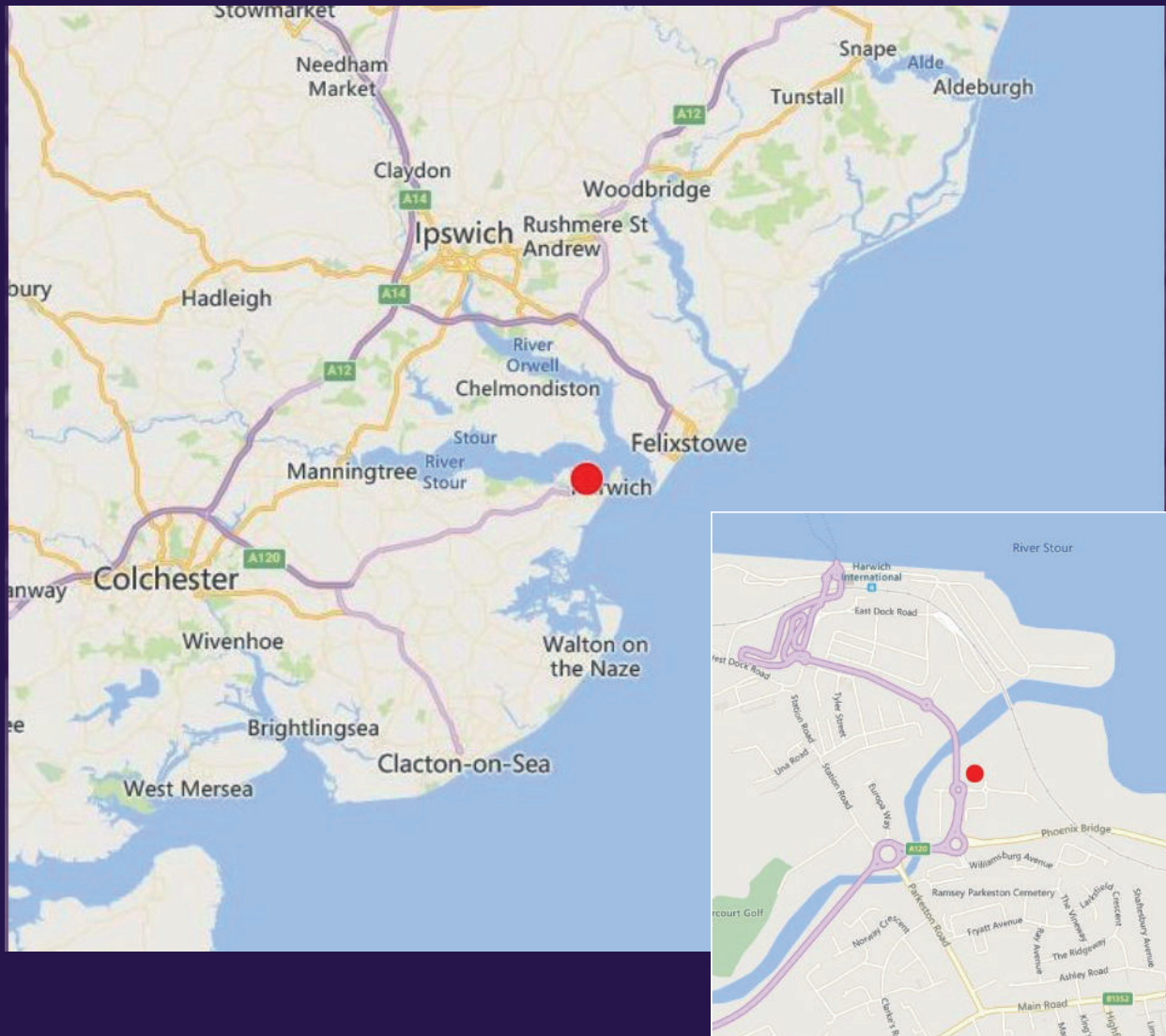
VAT is applicable.

VIEWING

Strictly by appointment via joint agents Fenn Wright and Whybrow.



Site Location Map: CO12 4YA



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