



# PLOT 20 GERSHWIN PARK

**Gershwin Boulevard, Witham, Essex CM8 1FQ**

Pre-let/sale Opportunities

*Churchmanor*

A development by The Churchmanor Estates Company plc

**FennWright**

**savills**

## HIGHLIGHTS

- Excellent location adjacent to the A12
- Established and growing commercial location, next to a large new residential neighbourhood
- 2.7 acre (1.09 ha) plot with excellent prominence
- Masterplan allocation for commercial / business uses
- Freehold / Leasehold enquiries considered



## LOCATION

Gershwin Park is situated approximately 1 mile to the south of Witham town centre, adjacent to Junction 21 of the A12. Witham is 15 miles south of Colchester, 7 miles north of Chelmsford and 23 miles north of the M25 Junction 28.

Witham Station provides mainline train services to London Liverpool Street with an average journey time of 45 minutes and Stansted airport is just 31 minutes away.

## GERSHWIN PARK

Gershwin Park is a multi-use development area combining a range of retail, restaurant, commercial, and office opportunities, adjacent to a new residential neighbourhood with associated community and leisure facilities, strategically located adjacent to the A12. Existing occupiers include Aldi, Marstons Pub, Seymour House Nursery, Persimmon Homes and Motus Truck Group.

Further phases of development are underway, with planning permission being sought on three neighbouring plots for a retail complex to include McDonalds and Costa, a commercial scheme providing business units for office and light industrial users and a care home/residential development. Plot 20 is now being offered on a pre-let/sale basis and expressions of interest are invited.



## SITE

The Site provides a total of 2.70 acres (1.09 ha) and benefits from good prominence onto Gershwin Boulevard, with a large frontage onto the roundabout with Owers Road. Access is provided from Gershwin Boulevard.

## PLANNING

The site is included in the Gershwin Park Masterplan, which was granted planning permission by Braintree District Council in July 2013. Under planning application 12/01071/OUT, permission was granted for the "masterplan for a mixed use development comprising a commercial area for employment, neighbourhood centres, community facilities including food retail, non-food retail, a pub/restaurant, Class B1 office, retail warehousing, other uses within Classes A1 to A5, children's day nursery, health centre, sports facilities, residential dwellings, open space, landscaping and ancillary infrastructure at land to the south of Hatfield Road forming part of the Maltings Lane development"

Within this masterplan the site is zoned for commercial/business uses.

## DISPOSAL

The Developer, The Churchmanor Estates Company plc, is seeking expressions of interest from businesses seeking new commercial accommodation either leasehold or freehold on a design and build basis.

## VIEWING & FURTHER INFORMATION

For further information on the pre-let/development opportunities please contact the Joint Sole Agents:

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