



**MAJOR DEVELOPMENT OPPORTUNITY ADJACENT TO LONDON STANSTED
DESIGN AND BUILD OPTIONS**

**WATER CIRCLE, STANSTED, CM22 6DR
TO LET | 46.4 ACRES (SITES FROM 2 – 38 ACRES)**

OFFICES | INDUSTRIAL | OPEN STORAGE OPPORTUNITIES



BIDWELLS

THE SITE

38 acres of development land benefitting a range of potential uses.

Water Circle presents an exciting opportunity to deliver a strategic South East development scheme adjacent to one of the UK's busiest airports. Uttlesford District Council have identified the site as a major strategic development site for the region with the potential to create 3,000,000 sq ft of mixed use accommodation.

At the heart of the property sits a 4.4 acre site accommodating approx. 105,000 sqft of existing hi tech lab / R&D, industrial and flex buildings.

Within a 6 mile radius of Water Circle, there is land identified by the Council with the potential to provide over 13,000 residential dwellings providing an extensive labour pool for businesses in the area.



LOCATION

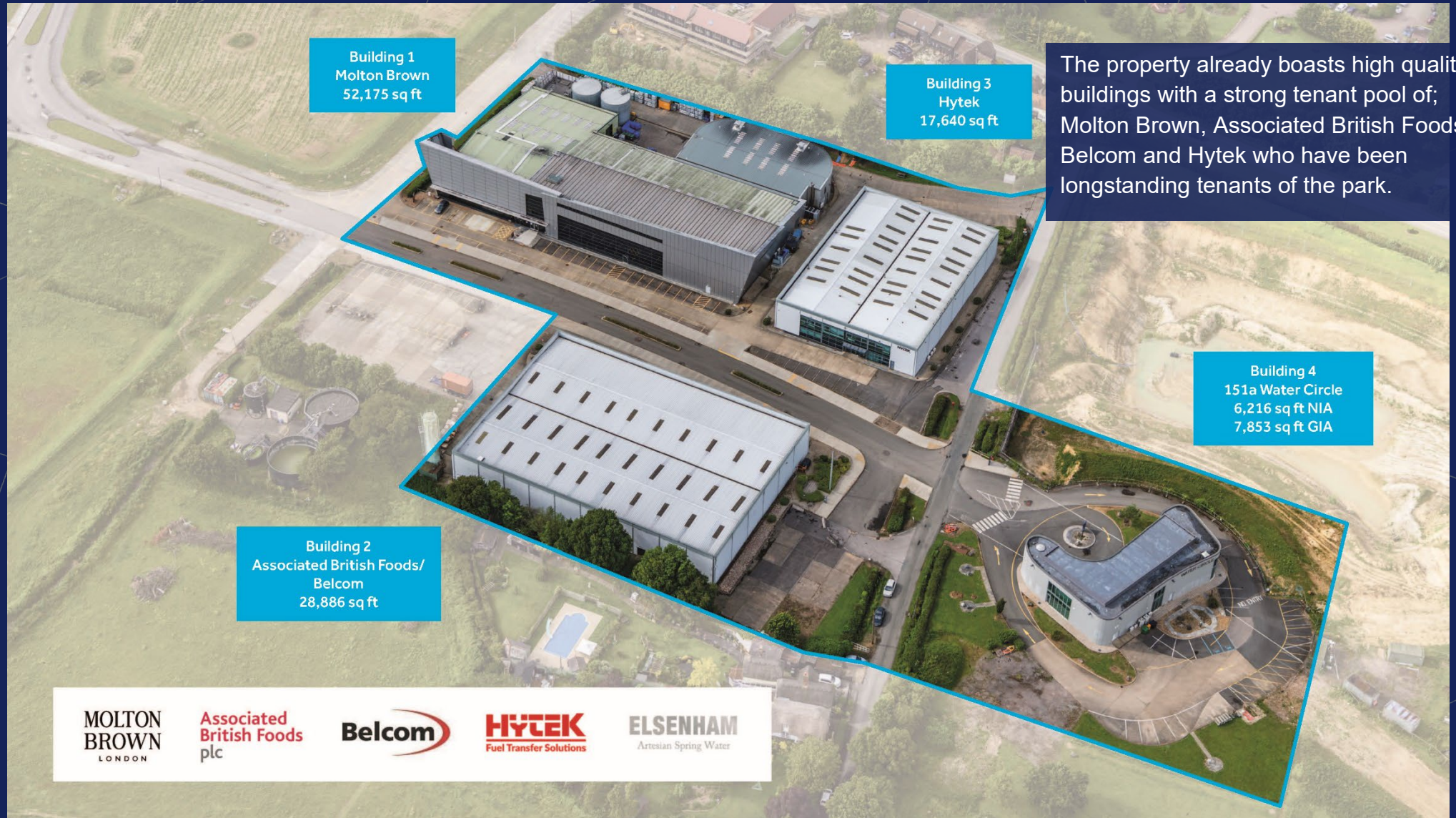
Water circle is strategically located close to Junction 8 of the M11 Motorway and Stansted Airport, approximately 39 miles north of Central London and 24 miles south of Cambridge.

The site is connected A120 just 6 mins drive away which links to the Port of Felixstowe (60 miles) and Harwich International (53 miles) to the East. London Gateway is also just 44.8 miles to south via the M11 & M25.

The Stansted Express rail service connects Stansted Airport to London Liverpool Street (47 mins) and London Kings Cross via Tottenham Hale (43 mins).



EXISTING OCCUPIERS



OPPORTUNITY 1 – INDUSTRIAL OPEN STORAGE (IOS)



Aerial shows some indicative plots for Open Storage. Plots available from 1 – 30 acres for a multitude of Industrial Open Storage uses. Surface treatment to be agreed between parties

OPPORTUNITY 2 – INDUSTRIAL WAREHOUSE UNITS



Design and build opportunities available from 10,000 – 80,000 sq ft. Terms and specification to be agreed between parties.

See indicative layout out plan.

Schedule of Accommodation		
Total GIA	98,555 ft ²	(9,156 m ²)
Net Developable Area	5.60 acres	2.26 ha
Unit 100		
Warehouse Area (incl. GF core)	3,300 ft ²	(3,074 m ²)
Office Area (incl. GF core)	18,748 ft ²	(1,730 m ²)
Unit 210		
Warehouse Area (incl. GF core)	13,762 ft ²	(1,270 m ²)
Office Area (incl. GF core)	2,515 ft ²	(234 m ²)
Unit 220		
Warehouse Area (incl. GF core)	18,297 ft ²	(1,714 m ²)
Unit 230		
Warehouse Area (incl. GF core)	10,282 ft ²	(953 m ²)
Office Area (incl. GF core)	2,076 ft ²	(193 m ²)
Unit 231		
Warehouse Area (incl. GF core)	13,299 ft ²	(1,233 m ²)
Unit 232		
Warehouse Area (incl. GF core)	8,276 ft ²	(767 m ²)
Office Area (incl. GF core)	3,112 ft ²	(289 m ²)
Unit 352 GIA	11,790 ft ²	(1,095 m ²)
Unit 353		
Warehouse Area (incl. GF core)	6,432 ft ²	(596 m ²)
Office Area (incl. GF core)	2,430 ft ²	(226 m ²)
Unit 353 GIA	8,842 ft ²	(821 m ²)
Unit 354		
Warehouse Area (incl. GF core)	12,136 ft ²	(1,127 m ²)
Office Area (incl. GF core)	2,676 ft ²	(249 m ²)
Unit 354 GIA	14,812 ft ²	(1,376 m ²)
Plot Area	5.60 acres	2.26 ha

OPPORTUNITY 3 – OFFICE / R&D / LIFE SCIENCE / MID-TECH UNITS



Water Circle lies in the heart of the UK Innovation Corridor, linking London to Cambridge and providing a one stop shop Laboratory / R & D / GMP opportunity. The site has the capability to accommodate a range of office, laboratory and mid-tech buildings to an occupiers' desired specifications.

**Images used for indicative purposes only.*

For further information, please contact:

Patrick Stanton

07918 709399

patrick.stanton@bidwells.co.uk

Rory Banks

07976 832083

rory.banks@bidwells.co.uk

Important notice

Bidwells LLP act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

OS licence no. ES 100017734. © Copyright Bidwells LLP 2017. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.