

NORTHERN GATEWAY LEISURE PARK

Colchester

UNIT L2 Leisure Unit

A development by

TL TURNSTONE

United Way, Mile End, Colchester CO4 5UP



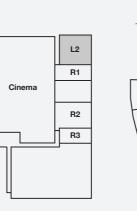


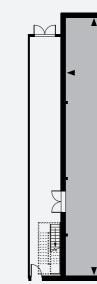




Unit L2

This high quality contemporary urban design leisure unit with a floor to ceiling height ranging from a minimum of 4.5m up to 10.5m is located in a prime position close to the Cineworld entrance and facing the landscaped piazza with provision for substantial outdoor seating. There is the potential for a tenant to install a mezzanine floor which could increase the floor areas to circa 14,000sq.ft (1,300sq.m).





Northern Gateway Leisure Park

Introducing Turnstone's prestigious 10-acre scheme, part of Colchester Borough Council's major Northern Gateway sports and recreation facility. Located close to Colchester United's Stadium and a David Lloyd Club, this scheme will deliver 200,000 sq ft of new leisure space, complete with a high-quality landscaped piazza, 750 parking spaces, Fastned rapid charging EV points and impressive green credentials.

Turnstone has already secured an array of leisure and dining pre-lets throughout the site including a Travelodge Hotel, 12-screen Cineworld cinema, Hollywood Bowl and indoor golf Puttstars as well as 7 new restaurants with the likes of Kervan Kitchen, Greggs and Wendy's drive-thru.







R4

R5 R6

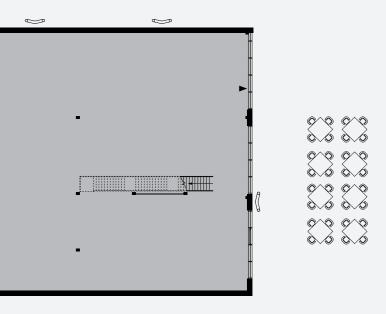


Colchester Population Leisure Park extending 244,700 By 2031

to over 200,000sq ft

parking spaces

Dimensions / Areas		
Width	22.79m	70'9"
Depth	24.57m	80'7"
Floor Area	559.95sq m	6027sq ft
Floor Area Mezzanine Floor	·	6027sq ft 4349sq.ft







Glazed shopfront to restaurant unit



Extensive outdoor restaurant seating

Site Location Map: CO4 5UP



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A development by





In partnership



NGRTHERN GATE WAY

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