



**NORTHERN GATEWAY
LEISURE PARK**

Colchester

UNIT L2 Leisure Unit

A development by

TL

TURNSTONE

United Way, Mile End,
Colchester CO4 5UP



Colchester
City Council

A12 South
Junction 28

A12 North
Junction 28

Key:

- Available
- Let Restaurants
- Other
- ⚡ Fastned - EV Charging

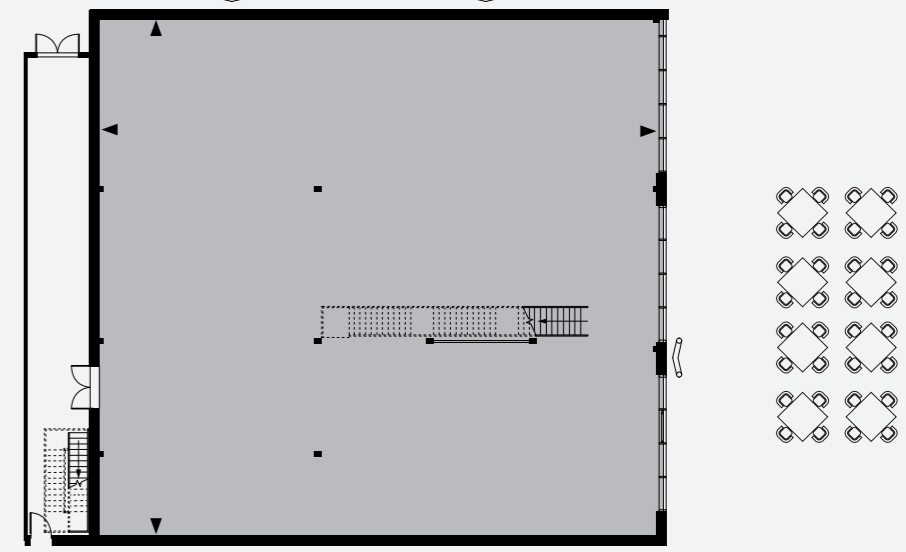
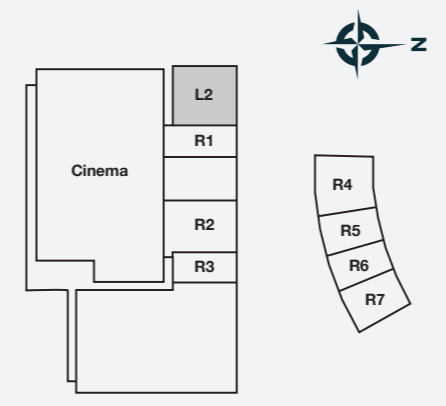


Unit L2

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).

Dimensions / Areas

Width	22.79m	70'9"
Depth	24.57m	80'7"
Floor Area	559.95sq m	6027sq ft
Mezzanine Floor	404sq.m	4349sq.ft
Total	963.95sq m	10376sq ft



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.



Colchester Population
244,700 By 2031



Leisure Park extending
to over 200,000sq ft



750 Public
parking spaces



Glazed shopfront
to restaurant unit



Extensive outdoor
restaurant seating

Site Location Map: CO4 5UP



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A development by



In partnership



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