

PHASE 1 - FULLY LET
PHASE 2 - PC Q4 2025



BURNEY GROUP

PORTSIDE

RETAIL AND TRADE PARK

Harwich



STARBUCKS



KFC

SUBWAY



Retained Agents

Carter Jonas



Whybrow



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RETAIL AND TRADE PARK

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Phase 2



PORTSIDE

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LOCATION

Portside is located adjacent to the Harwich International Port within the desirable 'Haven Ports' area, which has now 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.

PLANNING USE

A planning approved for Class E, B1 and B8 uses

TERMS

The units will be available to let on new full repairing and insuring lease terms at a rental to be agreed.

RENT

On Application

SERVICES/SERVICE CHARGE

All mains services are connected to the site. Service charge to be confirmed.

RATEABLE VALUE

To be assessed upon practical completion of the units.

EPC

EPCs 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 with joint agents Carter Jonas LLP & Whybrow





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Unit	Tenant	Size
Hotel	Travelodge	68 Beds Vending
Drive Thru 1	Burger King	2,500 sq ft (232 sq m)
Drive Thru 2	Starbucks	1,862 sq ft (173 sq m)
Drive Thru 3	KFC	2,000 sq ft (185.8 sq m)
Business Unit 1	Air Rescue	7,976 sq ft (741 sq m)
Business Unit 2	Howdens	6,000 sq ft (558 sq m)
Business Unit 3	Screwfix	4,500 sq ft (418 sq m)
Business Unit 4a	Available	4,500 sq ft (418.05 sq m)
Business Unit 4b	Available	3,500 sq ft (325.15 sq m)
Business Unit 5	Available	2,766 sq ft (257 sq m)
Business Unit 6	Available	3,015 sq ft (280 sq m)
Business Unit 7a	Available	2,427 sq ft (225.5 sq m)
Business Unit 7b	Available	2,427 sq ft (225.5 sq m)
Business Unit 8	Available	1,200 sq ft (111.48 sq m)



Business units can be combined or split to create larger units. If your requirement requires a large unit, Please discuss your requirements with us as we will try to accommodate your requirements subject to planning

Business units are built to shell and core with capped services. Units can be provided as full turn key unit to a specification to be agreed.

Units will include: Phase 3, BT, Water, loading and pedestrian doors.





PORTSIDE RETAIL AND TRADE PARK

Harwich

STARBUCKS

BURGER KING

Drive Thru

Starbucks



Burger King & Starbucks



Howdens Screwfix & Air Rescue UK



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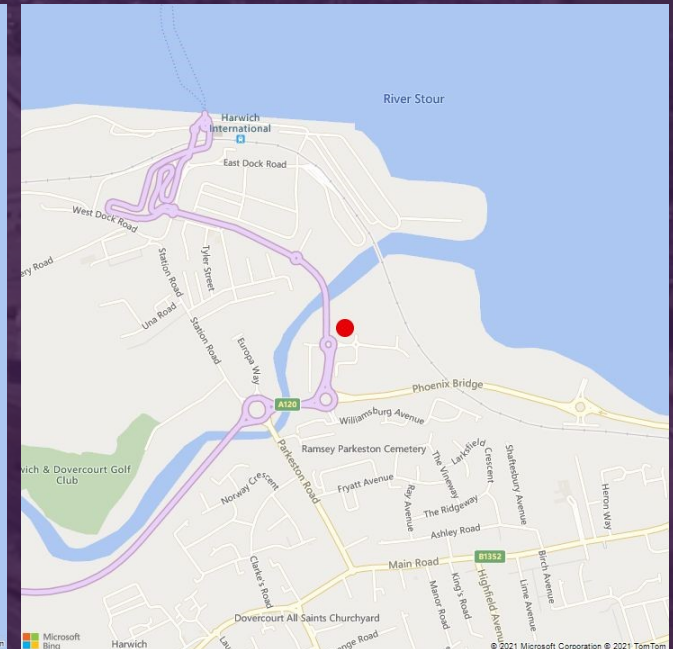
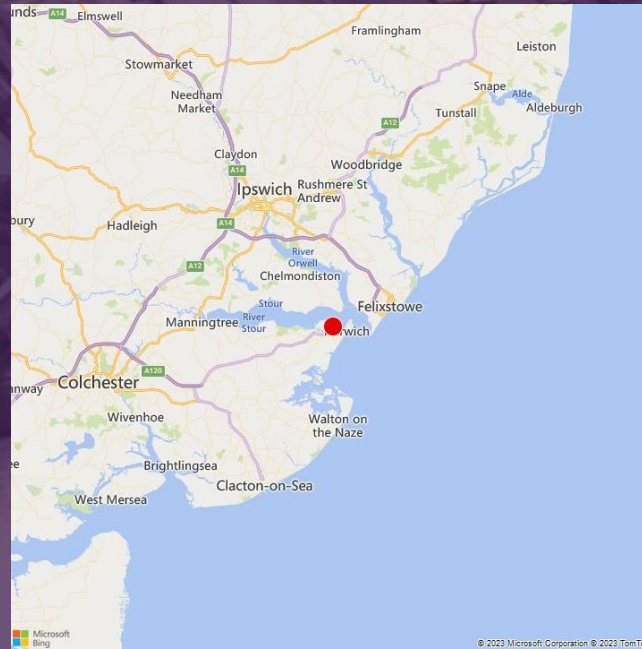
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