



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

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

OFFICES | INDUSTRIAL | OPEN STORAGE OPPORTUNITIES



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

Building 1
Molton Brown
52,175 sq ft

Building 3
Hytek
17,640 sq ft

The property already boasts high quality buildings with a strong tenant pool of; Molton Brown, Associated British Foods, Belcom and Hytek who have been longstanding tenants of the park.

Building 2
Associated British Foods/
Belcom
28,886 sq ft

Building 4
151a Water Circle
6,216 sq ft NIA
7,853 sq ft GIA

**MOLTON
BROWN**
LONDON

**Associated
British Foods**
plc

Belcom

HYTEK
Fuel Transfer Solutions

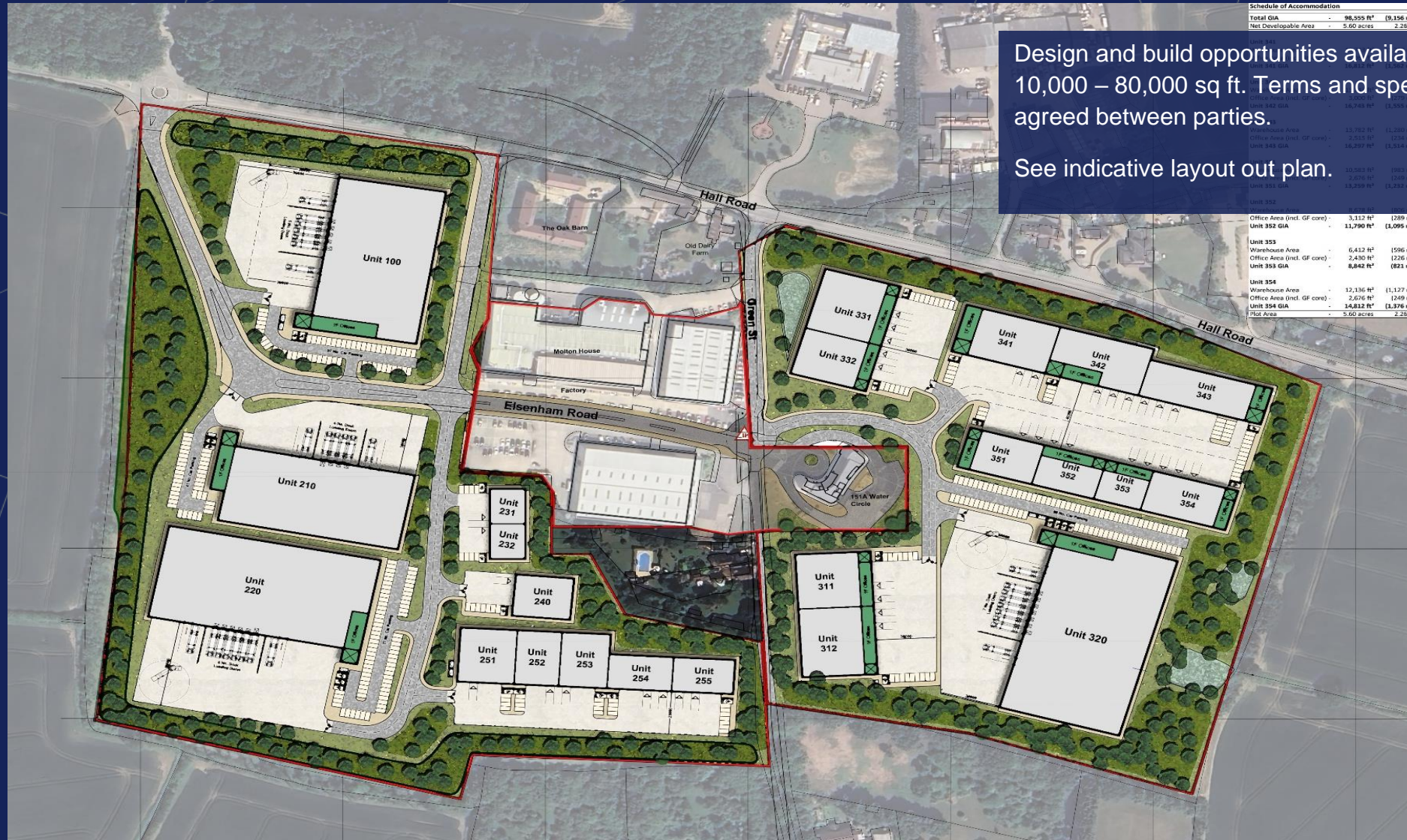
ELSENHAM
Artesian Spring Water

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.

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

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