



OVAL PARK

Hatfield Road, Langford
Maldon, Essex



10,000 to 62,500 sq ft (929 to 5,806 sq m)
TO LET OR FOR SALE

OVAL PARK

Location

Four contemporary, high quality blocks of 'design and build' office and high-tech units are to be created at Oval Park near Hatfield Peverel in Essex. Oval Park is conveniently located on the B1019 just a short drive from the town, which offers direct access to the A12 trunk road and a mainline railway station. The journey by train to London Liverpool Street takes approximately 40 minutes.



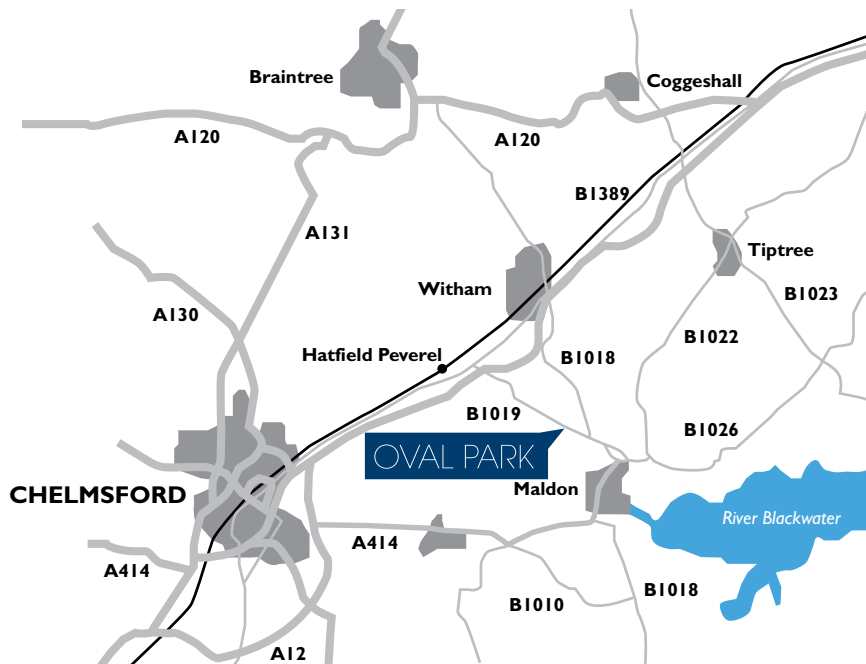
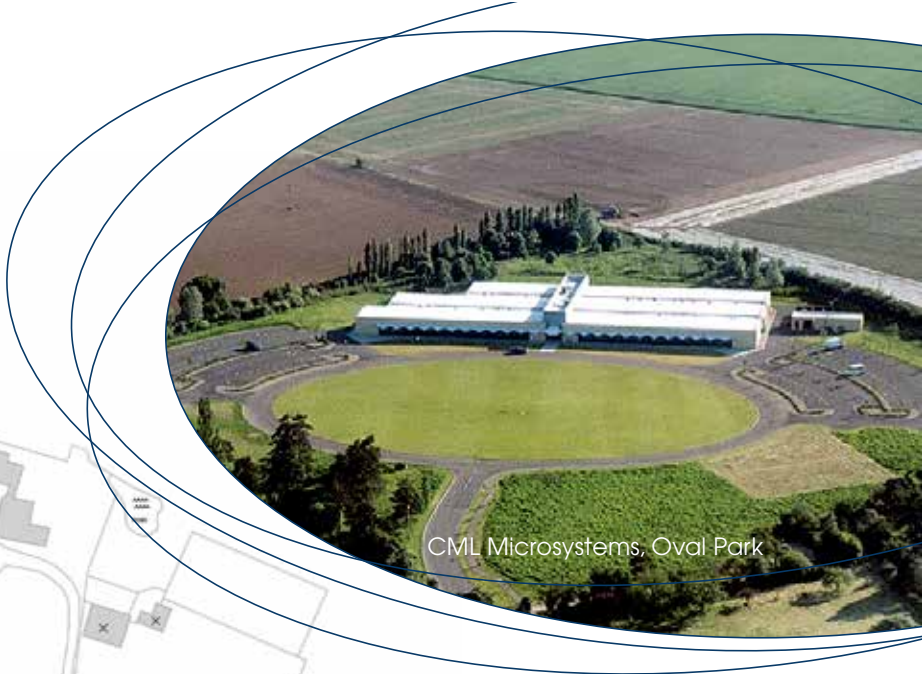
Oval Park Schedule of Areas		m ²	ft ²
Maximum Gross External Building Areas		9941	107000
Existing CML Building		4125	44405
Maximum Area available to New Buildings		5815	62595
Block RM1	ground	614	6609
	first	614	6609
		1228	13218
Block RM2	ground	855	9203
	first	844	9085
		1699	18288
Block RM3	ground	722	7772
	first	722	7772
		1444	15543
Block RM4	ground	722	7772
	first	722	7772
		1444	15543
Total New Gross External Floor Areas		5815	62593
Implies spare capacity		0	2

Description

Within each of the four blocks, well-specified office suites of various sizes - starting from approximately 5,000 sq ft - are to be arranged on ground and first floors. The new units will offer the added benefit of being tailored to each tenant's specific requirements at the design stage. The complex will be built within a spacious, open parkland setting, making Oval Park a suitably impressive and accommodating location for corporate headquarters. CML Microsystems already occupies part of the site with its 60,000 sq ft head office.

Terms

Freehold or Leasehold Design & Build packages are available.



FURTHER INFORMATION TOGETHER WITH COPIES OF DETAILED
PLANS AND SPECIFICATIONS CAN BE OBTAINED FROM:-

EVERETT NEWLYN - 01245 465060

Contact:- Stephen Newlyn
spn@everettnewlyn.co.uk



NOTE

- i) The particulars are set out as a general outline for the guidance of intending purchasers or lessors; and do not constitute, nor constitute part of, an offer or contract.
- ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith.
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