

Judds Place

TOLLGATE

Created for visionaires



Welcome to Judds Place

A better place to do business

Judds Place is a prestigious development of small to medium sized office and business units from development and management company Tollgate Partnership Limited. This dynamic business park is designed for creativity and collaboration and will be available for occupation in early 2026.

Strategically sited in the vibrant heart of Tollgate and forming part of the exciting Tollgate Village retail, leisure and business scheme, these premium workspaces have excellent road, rail, pedestrian and cycle links.

Adjacent to the Western Approach and close to the A12, a shared footpath and cycleway connects to the Lakelands housing development and to Tollgate West, with its bustling shops and cafes.

This is a rare opportunity to secure prime space in this popular and evolving hub. The five blocks are ideal for small to medium-sized businesses, ranging from 590 ft² to 13,500 ft² and have a wide mixed-use classification from medical, leisure and retail to offices and food.

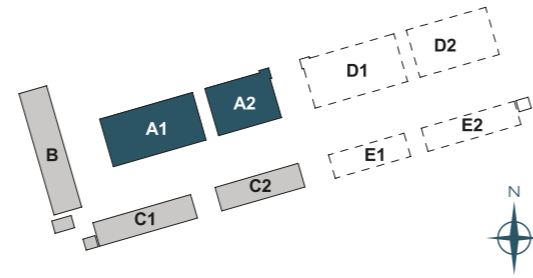
Conceived by renowned architects Corstophine & Wright, Judds Place is a welcoming, inspiring and connected home for your business, where there is space to think, breathe and create. The carefully designed blocks are nestled in a lush, landscaped environment, where small break-out pocket parks make the most of the south-facing elevation, giving you extra space to relax at lunchtime or to meet and collaborate.

These contemporary workspaces have a superior specification and an EPC 'A' rating, with energy-saving solar panels and split comfort heating/cooling.

Convenience is key, with ample visitor parking, including electric vehicle charging points. Each unit benefits from allocated parking, with the opportunity to add additional EVCs.

If you are looking for an inspiring home for your business, this is Judds Place.

Buildings A1 & A2



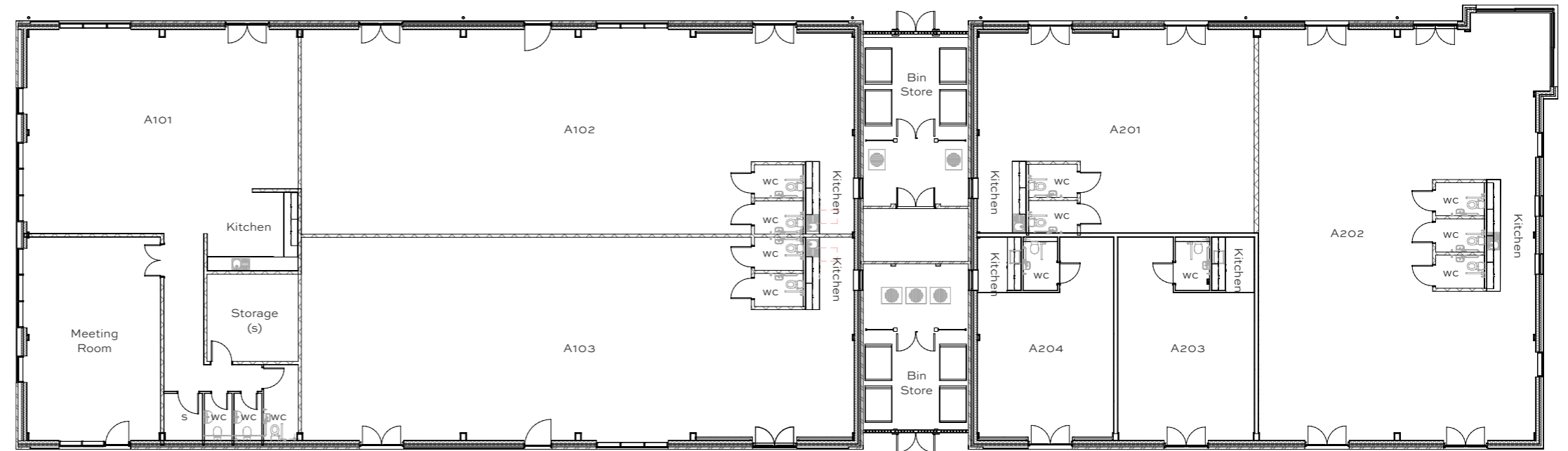
A101	2,420 ft ²
A102	2,420 ft ²
A103	2,420 ft ²
A201	1,205 ft ²
A202	2,520 ft ²
A203	590 ft ²
A204	590 ft ²

At the heart of Judds Place are buildings A1 and A2, provisionally consisting of 7 units from 590 – 2,520 ft² but could accommodate a single user (subject to planning) up to 7,260 ft².

In addition to ample visitor parking, each unit has allocated parking with a ratio of 1:300 ft².

The facilities include:

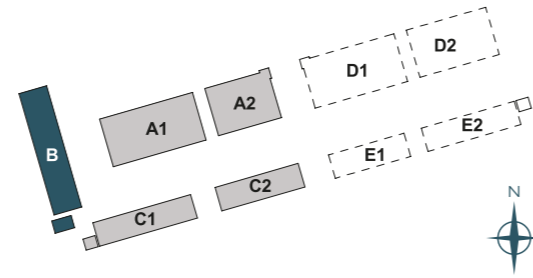
- WCs
- Kitchenette
- Raised access flooring
- Split heating/cooling powered by PV
- Intruder / fire alarm
- Option to add EVCs
- Internal heights are 4.9m to the eaves and 6.9m to the ridge to allow for future mezzanine requirements
- LED lighting
- Shared Cycle Storage



Indicative layout



Building B



Area B1	2,640 ft ²	Ground Floor
Area B2	2,640 ft ²	Ground Floor
Lobby/ WC Area	1,500 ft ²	Ground Floor
Area B3	2,640 ft ²	First Floor
Area B4	2,640 ft ²	First Floor
Lobby/ WC Area	1,500 ft ²	First Floor

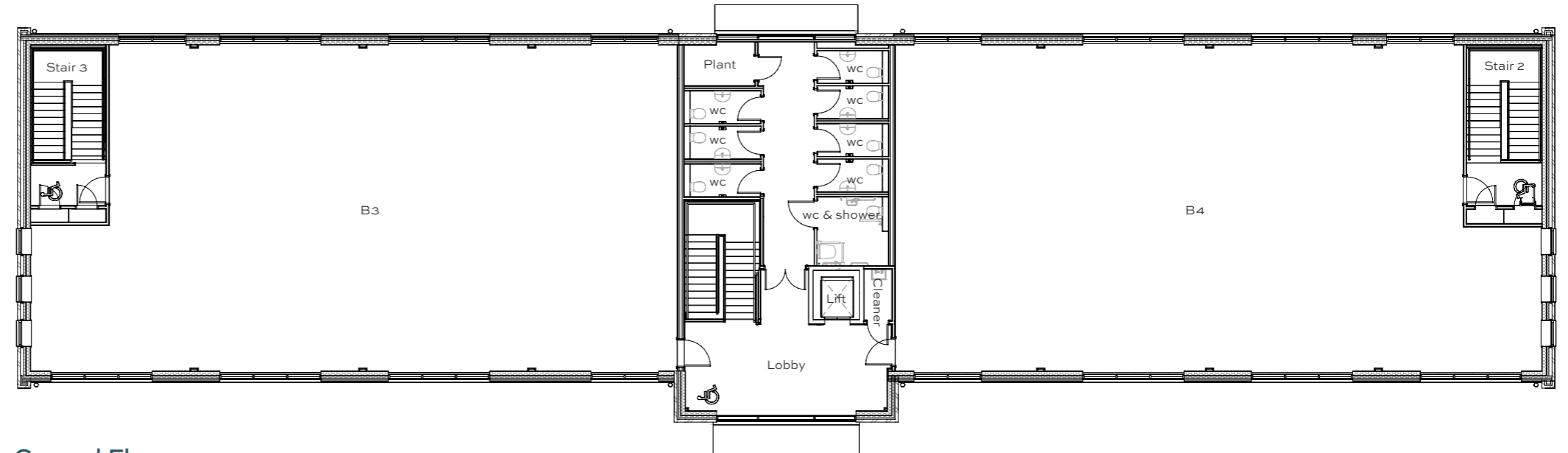
This two-storey building has a commanding position overlooking a restful landscaped area and great presence from the Stanway Western Bypass. Building B would make a perfect location for a single occupant's HQ at 13,560 ft² (Gross internal area).

Allocated parking of 76 spaces at a ratio of 1:178 ft².

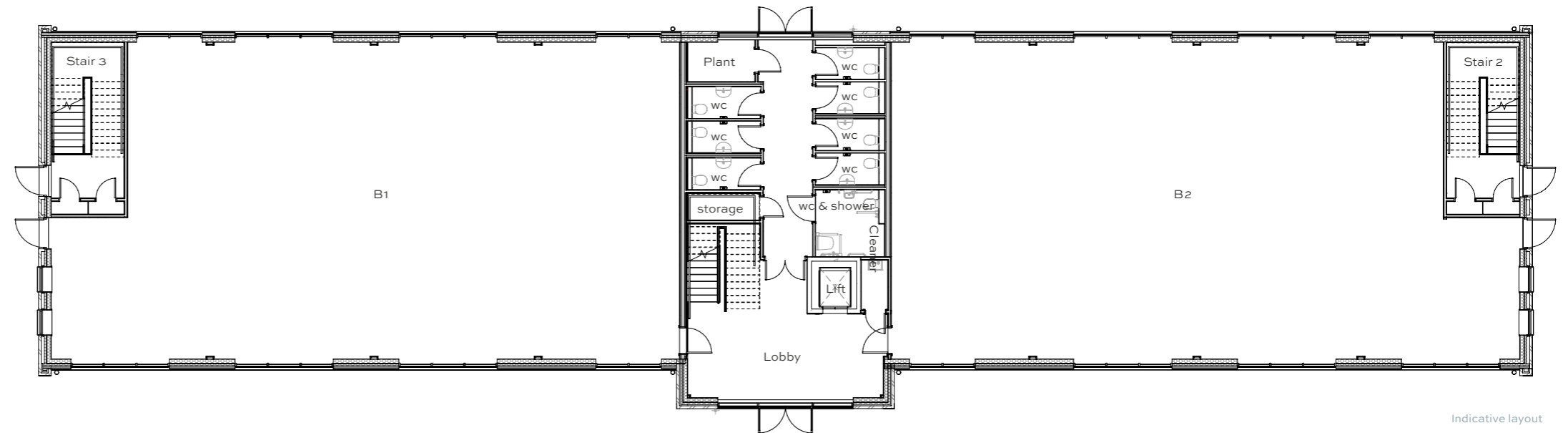
The facilities include:

- WC
- Raised access carpet flooring
- Split heating/cooling
- Lift
- LED lighting
- Intruder / fire alarm
- Internal height is 3.9m
- 2no 7kw EVCs
- Option for additional EVCs
- Shower Rooms
- Solar PV panels to provide approx. 35% power to the block
- Landscaped garden
- Cycle Storage

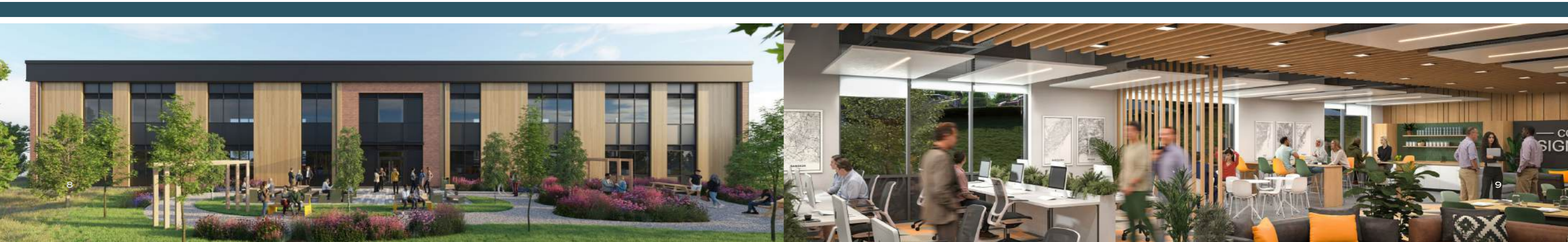
First Floor



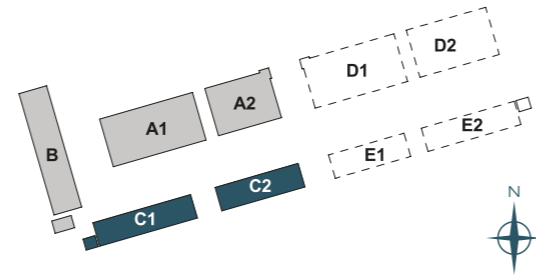
Ground Floor



Indicative layout



Buildings C1 & C2



Buildings C1 & C2 are ideal for smaller businesses. They provisionally consist of five units in C1 and four units in C2 starting at 650 ft², however each building could be combined (subject to planning) into larger units up to 3,660 ft² (C1) and 2,690 ft² (C2).

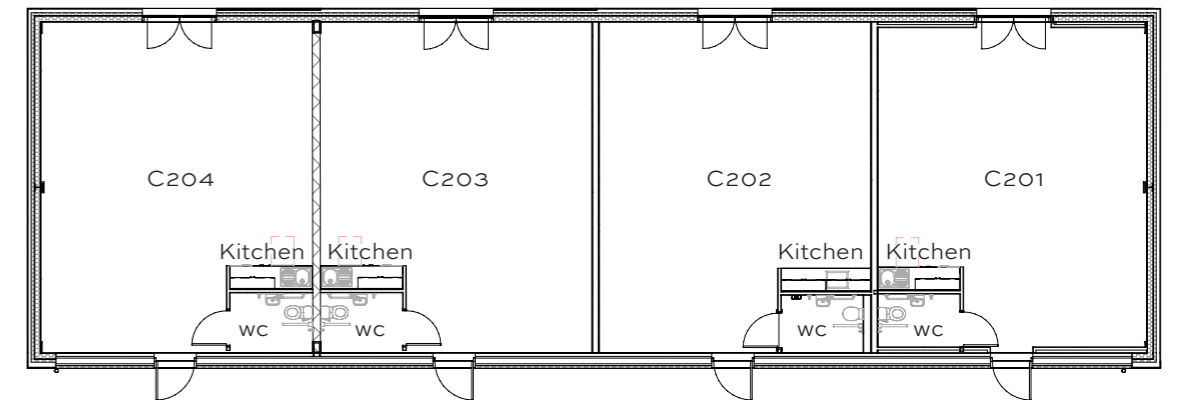
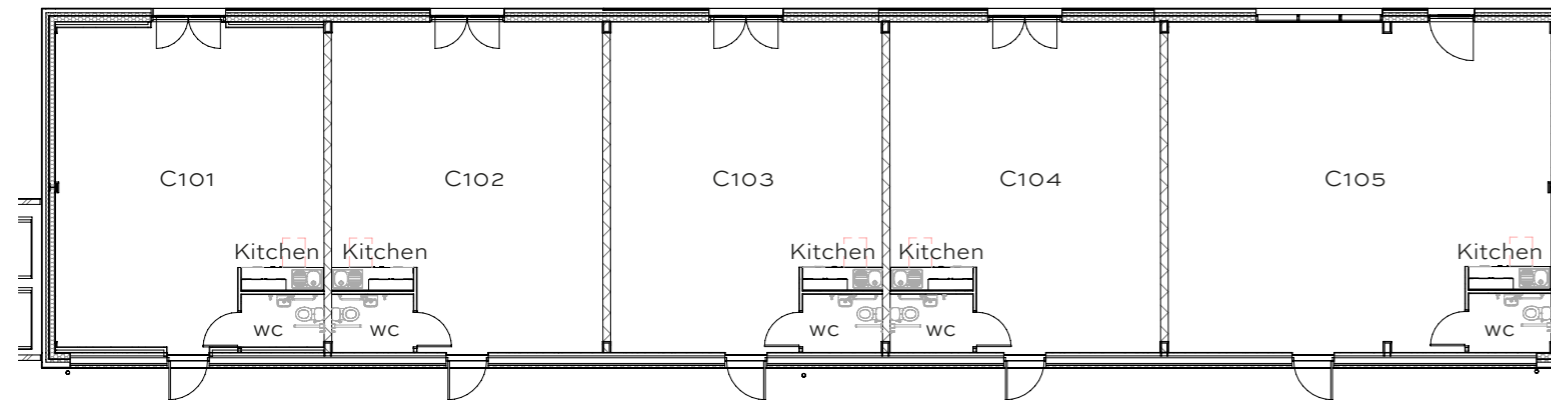
In addition to extensive visitors' parking across the business park, each unit has allocated parking ratio of 1: 300 ft².

The facilities include:

- WC
- Kitchenette
- Power floated floor
- Solar panels to each unit
- Shared Cycle Storage
- Option to add EVCs
- LED lighting
- Intruder / fire alarm
- Internal height is 2.8m rising to 3.5m
- Alarm
- Split heating / cooling

C101	650 ft ²
C102	680 ft ²
C103	680 ft ²
C104	680 ft ²
C105	970 ft ²

C201	650 ft ²
C202	680 ft ²
C203	680 ft ²
C204	680 ft ²



Indicative layout





J26

A12

Marks & Spencer

Sainsburys

Bus Stop

Costa Coffee

Jetts Gym

Judds Place

TOLLGATE



Prime location and unrivalled connectivity

The proximity of the A12, A120, and a mainline railway station at Marks Tey, with frequent fast trains direct to London Liverpool Street, make commuting and business travel effortless. Greater Anglia trains reach London Stratford in 42 minutes, connecting to the Elizabeth line. Judds Place is located to the south of Junction 26 of the A12, 22 miles from Chelmsford and 4 miles from Colchester city centre. Stansted Airport and the ports of Harwich and Felixstowe can be reached in around 30 minutes. The M25 is 36 miles from Judds Place and the M11 is 30 miles away.

The site has an extensive public transport network, with cycleways and pedestrian routes adding to the sustainable travel options.

	distance	via car	via public transport
Marks Tey Station	3 mi	7 mins	15 mins
Colchester City Centre	4 mi	14 mins	22 mins
Ipswich	20 mi	30 mins	50 mins
Chelmsford	22 mi	30 mins	50 mins
Stansted Airport	29 mi	40 mins	75 mins
M25	36 mi	45 mins	



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