

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.

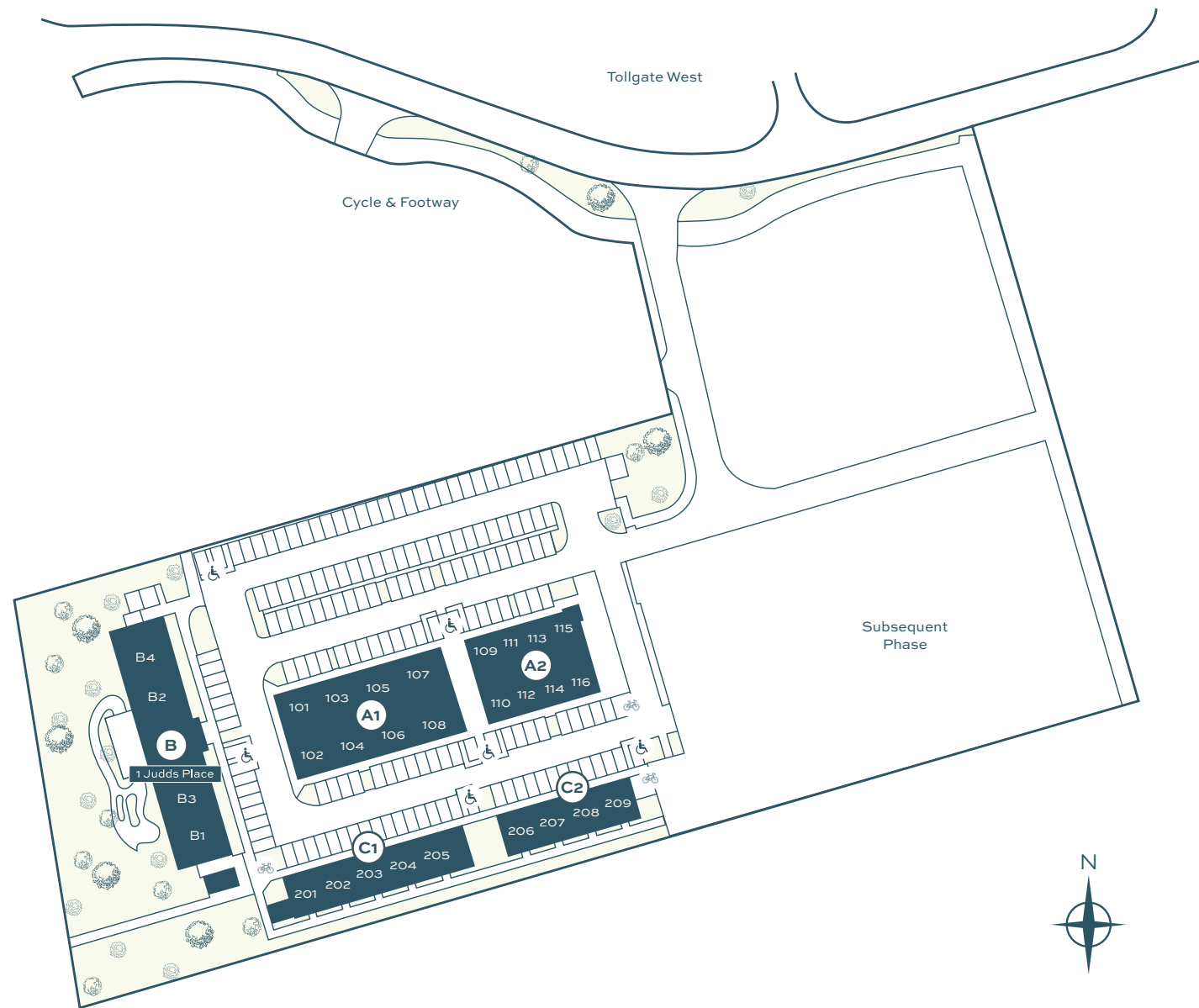
This is a rare opportunity to secure prime space in this popular and evolving hub. The five blocks are ideal for small to medium-sized businesses, ranging from 590 ft² to 13,500 ft² and have a wide mixed-use classification from medical, leisure and retail to offices and food.

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.



A new destination for business

Versatile use small business units

Phase one of Judds Place features five buildings tailored for small to medium-sized businesses. The units are available in various sizes, ranging from 590 ft² to 13,500 ft², with the added potential for mezzanine levels in buildings A1 and A2.

- Total floor space: 32,075 ft²
- Ideal for a wide variety of occupiers, from retailers, to offices, health centres and cafes to leisure uses.
- Each unit includes kitchenette and WCs.

Whether you have a growing company or are an entrepreneur in need of premium and flexible space, Judds Place, Tollgate, offers an inspiring environment to support your vision.



Your place at the heart of a thriving community

Everything you need is within easy reach. Judds Place is within walking distance of a host of attractive amenities, from restaurants, a pub and coffee shops to retailers such as Next, Marks & Spencer and Sainsbury's. If you want to exercise at lunchtime or after work, there is a network of footpaths and cycle routes and a 24-hour Jetts Gym just metres away.

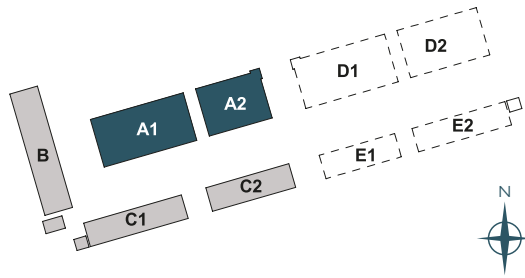
Be part of Tollgate's bright future. Judds Place is perfectly placed for the next compelling phase of development and is part of the much-anticipated Tollgate Village development, creating a thriving retail, leisure and business hub.



Where business takes root and grows

101 - 116 Judds Place

Building A1 & A2



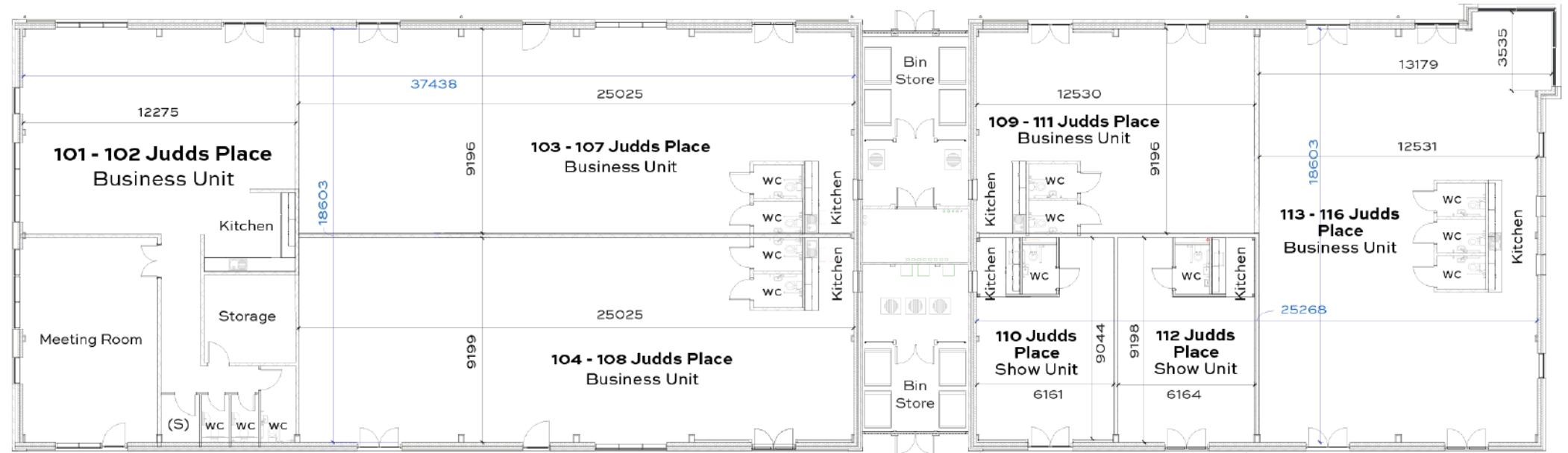
101 - 102	2,420 ft ²
103 - 107	2,420 ft ²
104 - 108	2,420 ft ²
109 - 111	1,205 ft ²
113 - 116	2,520 ft ²
110	590 ft ²
112	590 ft ²

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

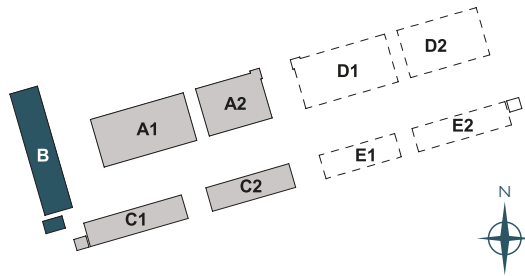


Indicative layout



1 Judds Place

Building B



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

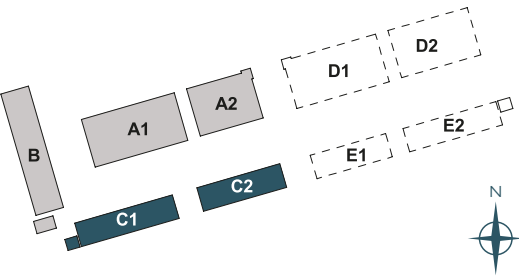


Indicative layout



201 - 209 Judds Place

Building C1 & C2



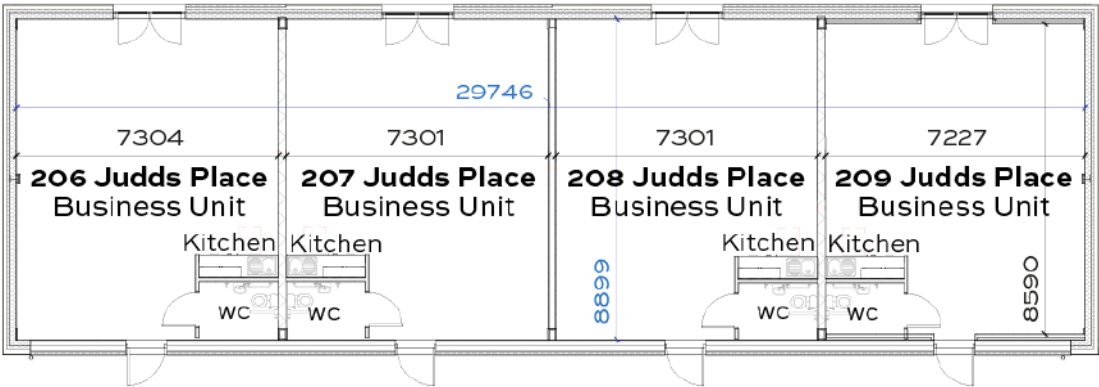
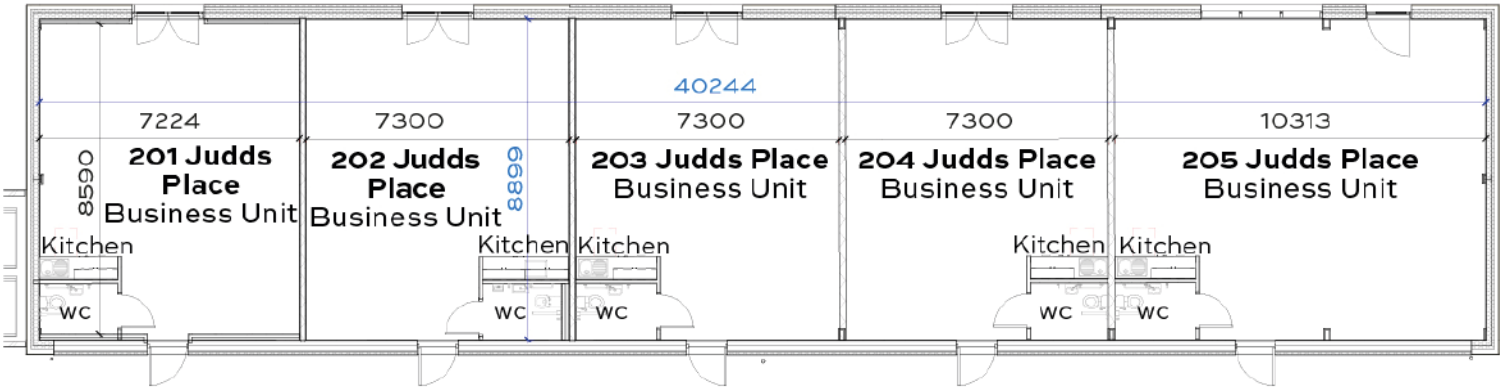
Buildings C1 & C2 are ideal for smaller businesses. They provisionally consist of five units in C1 and four units in C2 starting at 650 ft², however each building could be combined (subject to planning) into larger units up to 3,660 ft² (C1) and 2,690 ft² (C2).

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

201	650 ft ²
202	680 ft ²
203	680 ft ²
204	680 ft ²
205	970 ft ²
206	650 ft ²
207	680 ft ²
208	680 ft ²
209	680 ft ²



Indicative layout





J26

A12

Marks & Spencer

Sainsburys

Bus Stop

Costa Coffee

Jetts Gym

Judds Place

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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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