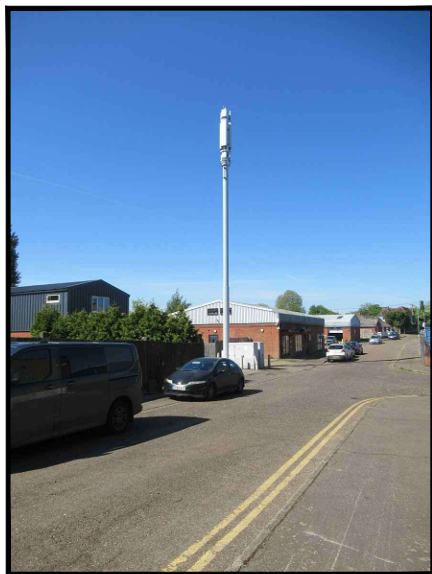




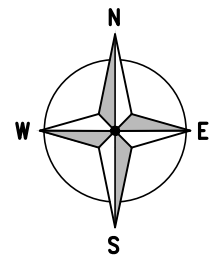
SITE LOCATION
(Scale 1:50000)

Ordnance Survey map extract based upon Landranger map series with the permission of the controller of His Majesty's Stationery Office Licence No. 100022432 Crown copyright.

0 500 1000 1500 2000 2500m
1:50000

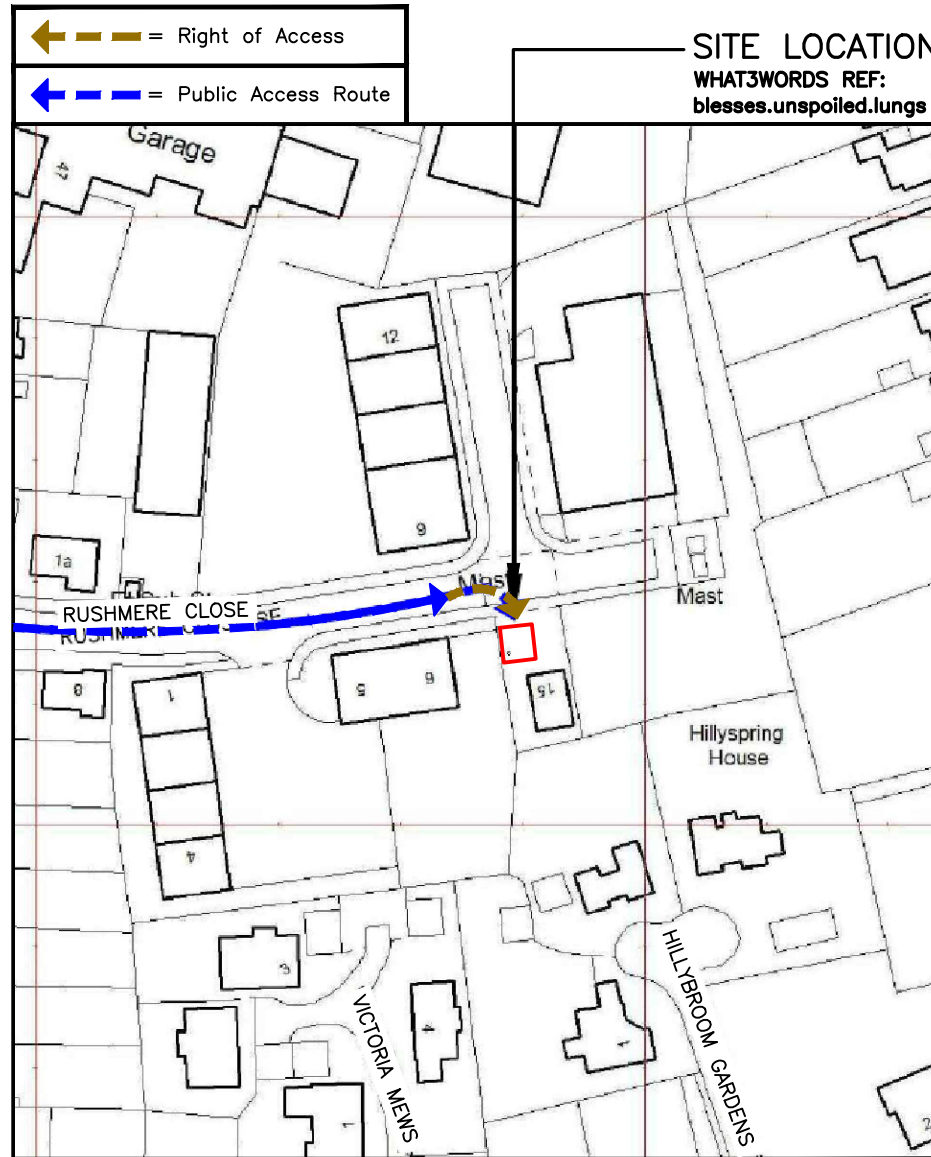


SITE PHOTOGRAPH



2 128 00

2 127 00



DETAILED SITE LOCATION
(Scale 1:1250)

Based upon Ordnance Survey map extract with the permission of the Controller of His Majesty's Stationery Office. Crown copyright. Licence No. 100022432

0 12.5 25 37.5 50 62.5m
1:1250

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 601580 | N: 212731

DIRECTIONS TO SITE:
TAKE M25 TO JUNCTION 28 THEN A12 TOWARDS COLCHESTER. AT THE COLCHESTER BYPASS TAKE THE A604 GO UP THE SLIP RD KEEP OVER TO THE RIGHT TURN RIGHT OVER THE A12 CONTINUE STRAIGHT ON SIGN POSTED MERSEA 14 MILES. CONTINUE UP TO THE ROUNDABOUT TAKE 2ND EXIT ONTO THE B1408. CONTINUE TO TRAFFIC LIGHTS TURN RIGHT INTO STRAIGHT ROAD. CONTINUE TO TOP GO LEFT AT MINI ROUNDABOUT THEN RIGHT AT MINI ROUNDABOUT AND LEFT AT MINI ROUNDABOUT INTO BERCHURCH HALL ROAD. CONTINUE TO END THEN TURN RIGHT INTO THE B1025 HEADING TOWARDS MERSEA. CONTINUE TO MERSEA FOLLOWING RE THROUGH LOOK FOR UNDERWOODS GARAGE ON LEFT SIDE JUST AS THE RD BEARS RIGHT GO STRAIGHT ON THEN 1ST LEFT DOWN TO END SITE ON RIGHT SIDE.

WHAT3WORDS - ///blesses.unspoiled.lungs

B	DESIGN UPDATE	GCS	CT	12.10.26
A	PLANNING ISSUE	CJ	RF	24.07.25
REV	MODIFICATION	BY	CH	DATE



Cell Name	Opt.
WEST MERSEA BUSINESS CENTRE	A

Cell ID No			
CSID	TEF	VF	
108950	70308	4183	
Project No.	N/A	N/A	
03	-	-	

Site Address / Contact Details
WEST MERSEA BUSINESS CENTRE UNIT 6 RUSHMERE CLOSE COLCHESTER ESSEX CO5 8AH

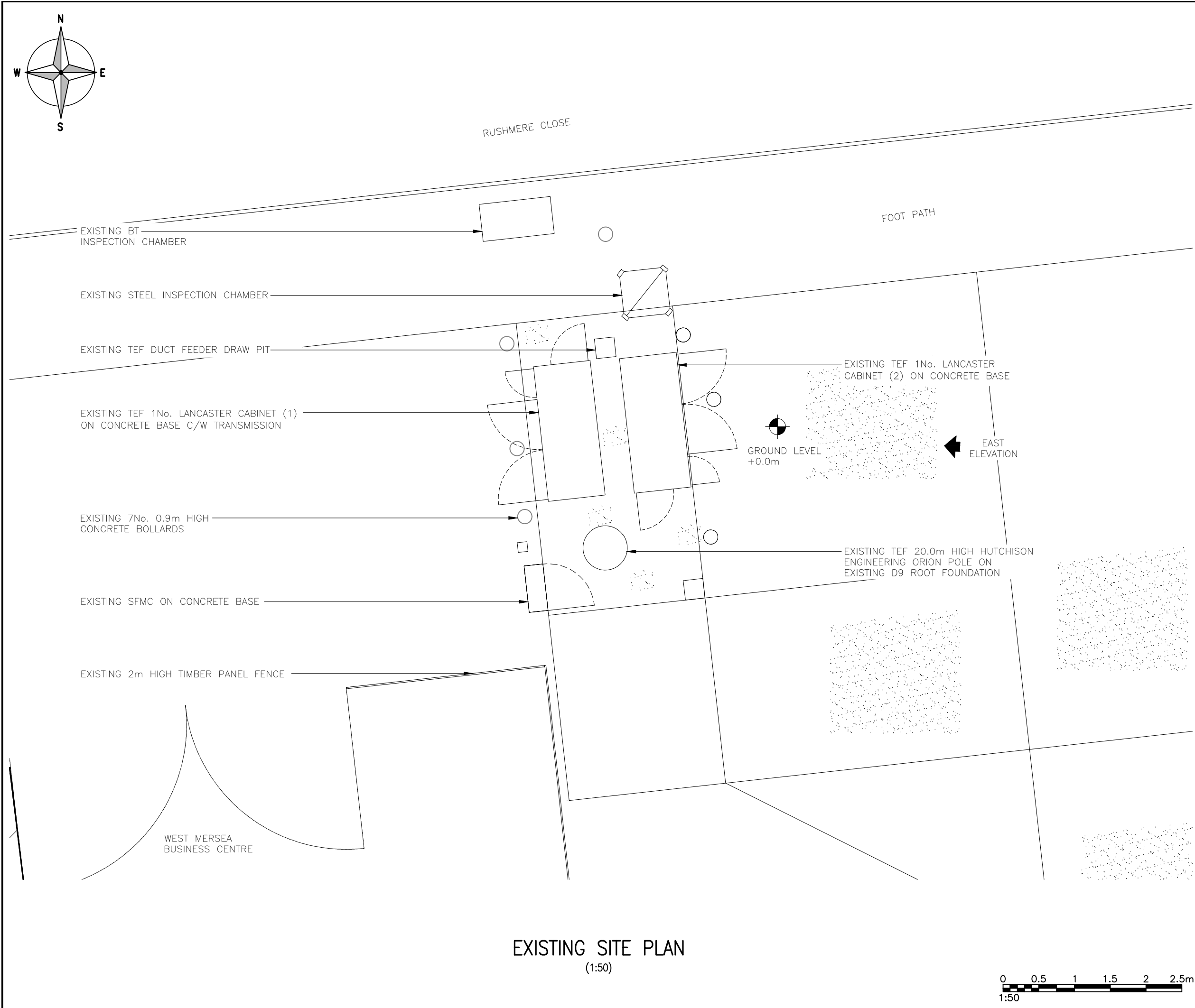
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Purpose of issue:	PLANNING	Dwg Rev:
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Drawing Number:	100	B
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Surveyed By:	Original Sheet Size:	Pack Issue:
SB	A3	

Drawn:	Date:	Checked:	Date:	B
CJ	17.06.25	RF	24.07.25	



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R

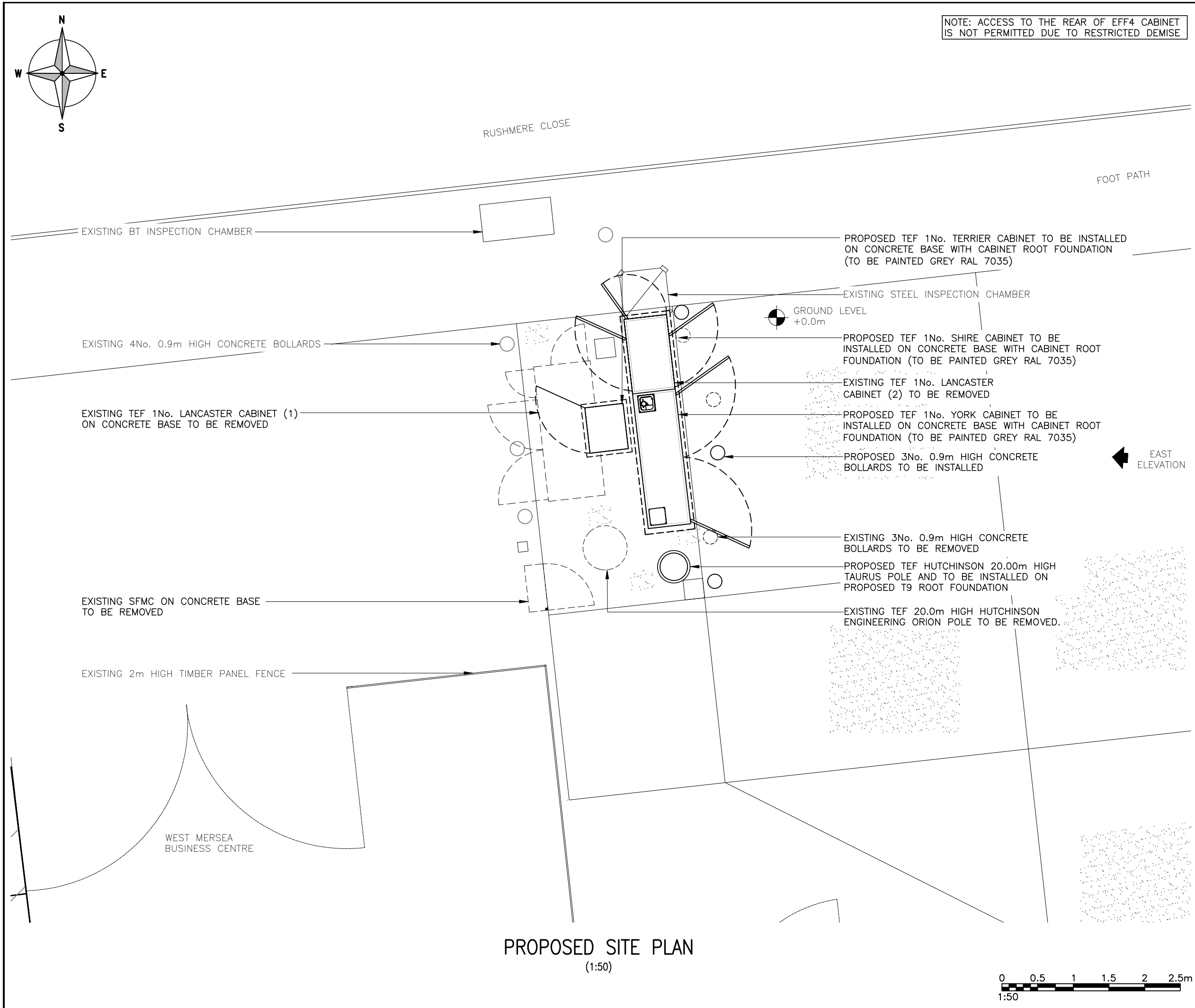
E: 601580

N: 212731

NOTES:

A	PLANNING ISSUE	CJ	RF	24.07.25
REV	MODIFICATION	BY	CH	DATE

Cell Name				Opt.
WEST MERSEA BUSINESS CENTRE				A
Cell ID No				
CSID	—	TEF	✓	VF
108950	—	70308	—	4183
Project No.	—	N/A	—	N/A
03	—	—	—	—
Site Address / Contact Details				
WEST MERSEA BUSINESS CENTRE UNIT 6 RUSHMERE CLOSE COLCHESTER ESSEX CO5 8AH				
Drawing Title: EXISTING SITE PLAN				
Purpose of issue: PLANNING				Dwg Rev: A
Drawing Number: 200				A
Surveyed By: SB		Original Sheet Size: A3		Pack Issue:
Drawn: CJ	Date: 17.06.25	Checked: RF	Date: 24.07.25	B



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R

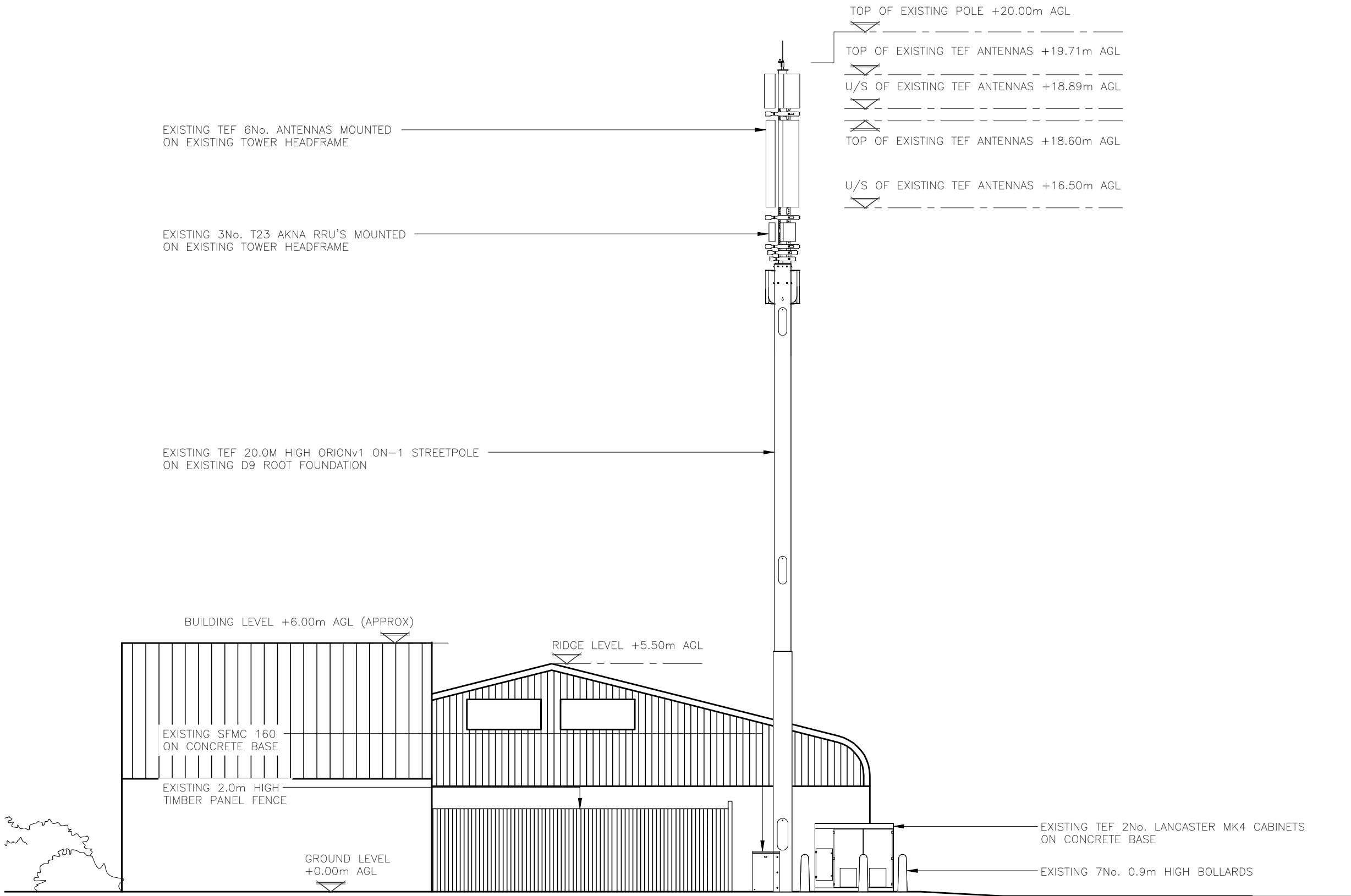
E: 601580

N: 212731

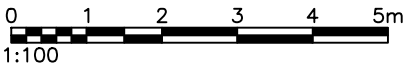
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B	DESIGN UPDATE	GCS	CT	12.10.26
A	PLANNING ISSUE	CJ	RF	24.07.25
REV	MODIFICATION	BY	CH	DATE

Cell Name			Opt.
WEST MERSEA BUSINESS CENTRE			A
Cell ID No			
CSID	TEF	VF	
108950	70308	4183	
Project No.	N/A	N/A	
03	-	-	
Site Address / Contact Details			
WEST MERSEA BUSINESS CENTRE UNIT 6 RUSHMERE CLOSE COLCHESTER ESSEX CO5 8AH			
Drawing Title: PROPOSED SITE PLAN			
Purpose of issue: PLANNING			Dwg Rev: B
Drawing Number: 201			
Surveyed By: SB		Original Sheet Size: A3	Pack Issue: B
Drawn: CJ	Date: 17.06.25	Checked: RF	Date: 24.07.25



EXISTING EAST ELEVATION
(1:100)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 601580 N: 212731

NOTES:

A	PLANNING ISSUE	CJ	RF	24.07.25
REV	MODIFICATION	BY	CH	DATE



Cell Name	Opt.
WEST MERSEA BUSINESS CENTRE	A

Cell ID No				
CSID	—	TEF	✓	VF
108950		70308		4183
Project No.	—	N/A	—	N/A
03		—		—

Site Address / Contact Details
WEST MERSEA BUSINESS CENTRE UNIT 6 RUSHMERE CLOSE COLCHESTER ESSEX CO5 8AH

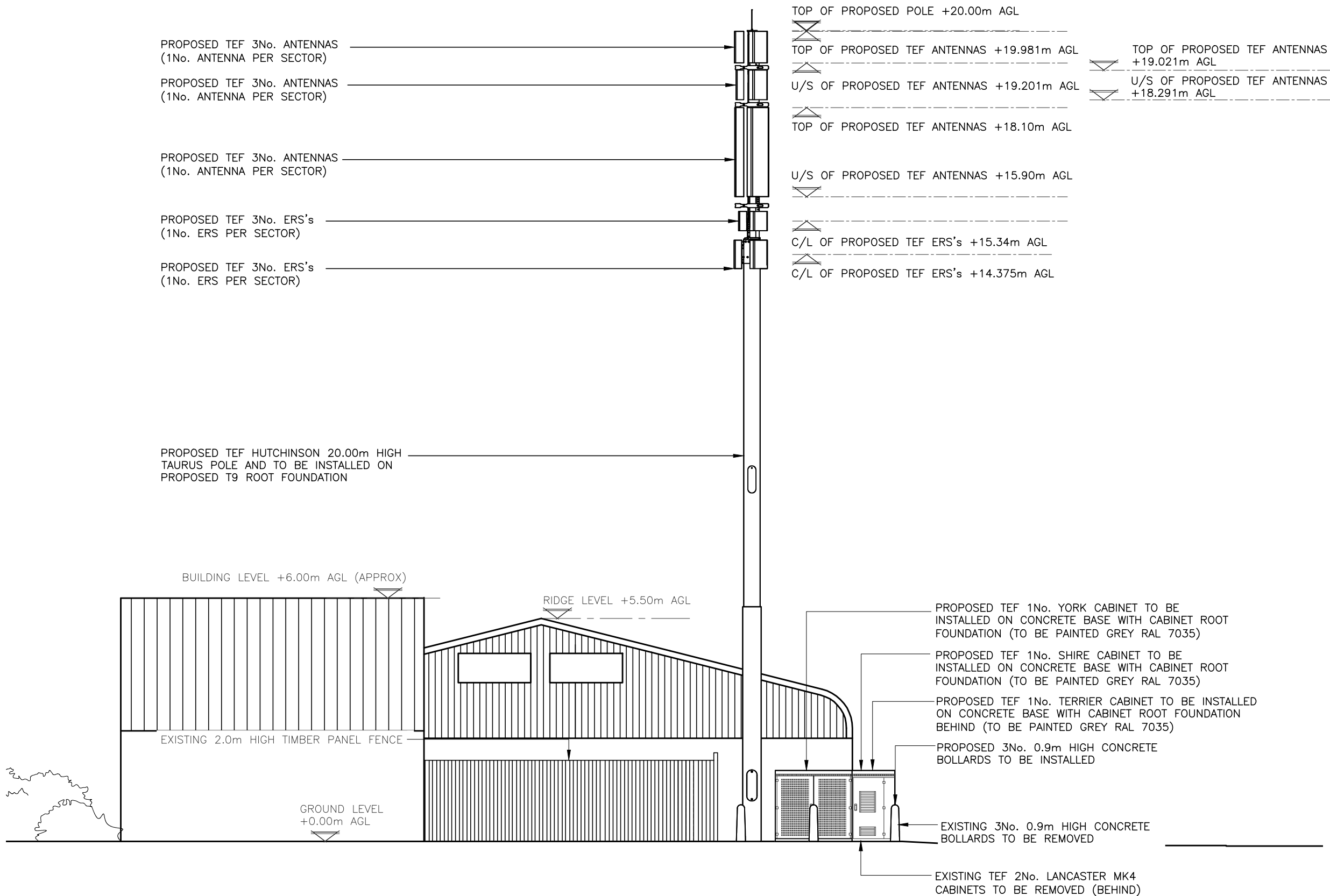
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Purpose of issue:	PLANNING	Dwg Rev:
		A

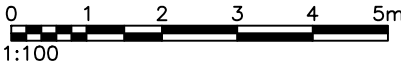
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Surveyed By:	Original Sheet Size:	Pack Issue:
SB	A3	B

Drawn:	Date:	Checked:	Date:
CJ	17.06.25	RF	24.07.25



PROPOSED EAST ELEVATION
(1:100)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 601580 N: 212731

NOTES:

B	DESIGN UPDATE	GCS	CT	12.10.26
A	PLANNING ISSUE	CJ	RF	24.07.25
REV	MODIFICATION	BY	CH	DATE



Cell Name	Opt.
WEST MERSEA BUSINESS CENTRE	A

Cell ID No				
CSID	—	TEF	✓	VF
108950		70308		4183
Project No.	—	N/A	—	N/A
03		—		—

Site Address / Contact Details
WEST MERSEA BUSINESS CENTRE UNIT 6 RUSHMERE CLOSE COLCHESTER ESSEX CO5 8AH

Drawing Title:	PROPOSED SITE ELEVATION
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Purpose of issue:	PLANNING	Dwg Rev:
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Drawing Number:	301	B
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Surveyed By:	Original Sheet Size:	Pack Issue:
SB	A3	

Drawn:	Date:	Checked:	Date:	B
CJ	17.06.25	RF	24.07.25	