



MARCONI EVOLUTION

DEVELOPMENT
Layout

MARCONI EVOLUTION, BELLWAYS ICONIC DEVELOPMENT, IS BREATHING NEW LIFE INTO THE MUCH-LOVED NEW STREET AT THE HEART OF CHELMSFORD.

Marconi Evolution is a mixed use scheme in close proximity to Chelmsford City Train Station. The Scheme has created an area of high population density and has been designed to provide an excellent improved pedestrian access to/from the University/New Street area of the City to the Train Station via the new underpass (due to open September 18). The units will be released in shell specification, with glazed frontages, ready for the occupiers own fit out and are suitable for A1, A2, A3, B1, D1 and D2 uses. The units are available by way of 125 year long leasehold interests or on full repairing and insuring leases upon terms to be agreed.

- LET - OFFICE OCCUPIERS
BELLWAY HOMES, BENEFIT
COSMETICS AND BUSEND.COM
- COOP CONVENIENCE STORE
- 474 RESIDENTIAL UNITS

TAYLOR
AND COMPANY

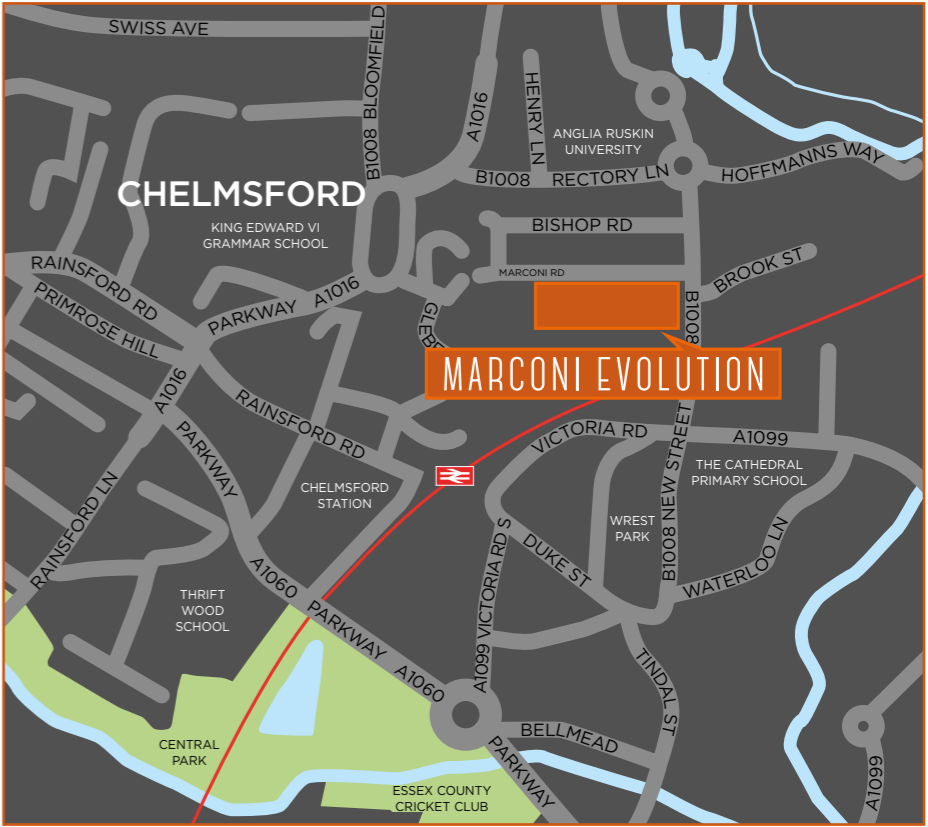
01245 495959
www.taylorandcompany.co.uk

Parkview House
Victoria Road South
Chelmsford CM1 1NG

savills.co.uk savills

01245 293228

UNIT	APPROXIMATE AREA SQ FT	APPROXIMATE AREA M ²
N - COMMERCIAL UNIT	1,650	153
F1 - COMMERCIAL UNIT	1,650	153
F2 - COMMERCIAL UNIT	1,650	153
G - COMMERCIAL UNIT	1,345	125
R - COMMERCIAL UNIT	2,013 - GF 979 - FF	187 - GF 91 - FF
H1 - COMMERCIAL UNIT	757	170
H2 - COMMERCIAL UNIT	976	91
D2 - COMMERCIAL UNIT	1,062	99
M - COMMERCIAL UNIT	1,561	145
WATER TOWER DESIGNATED FOR COMMUNITY USE	1,500	139



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MARCONI EVOLUTION

COMMERCIAL UNITS IN THE CITY OF CHELMSFORD

