



MARCONI EVOLUTION

COMMERCIAL UNITS IN THE CITY OF CHELMSFORD



1. View from the top of the development.



2. View towards the train station, via the recently opened walk through.



3. View from the bottom of the development.



4. View from the walkthrough.



MARCONI EVOLUTION

DEVELOPMENT Layout

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

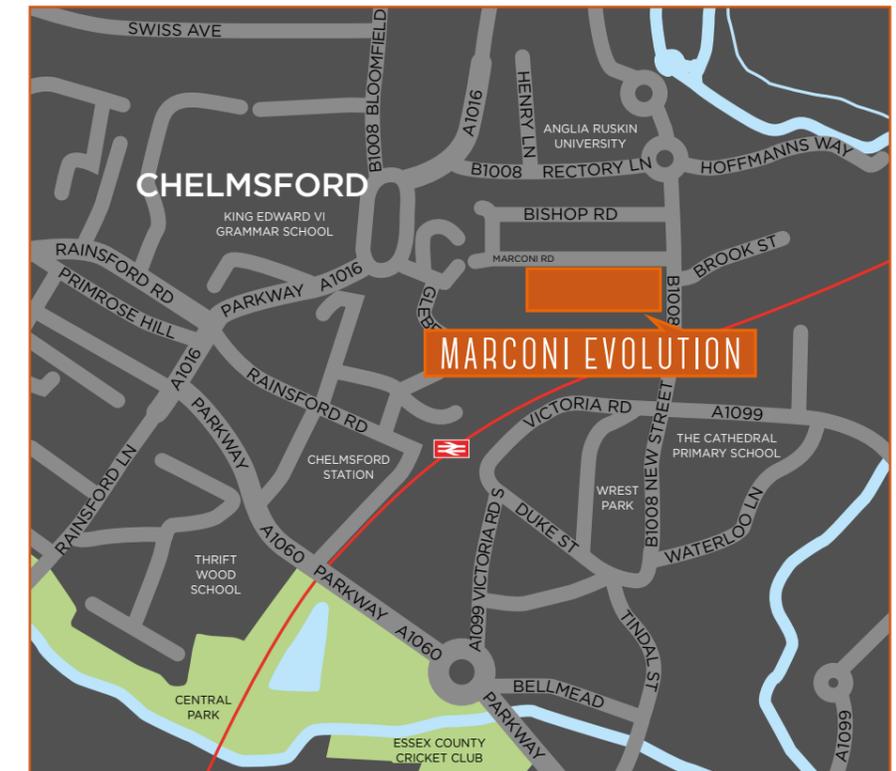
Marconi Evolution is a mixed use development in close proximity to Chelmsford City Train Station. The development has created an area of high population density and has been designed to provide an excellent improved pedestrian access to/from the University/ New Street area of the City to the Train Station via the new walk through in less than 2 minutes. 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

Fenn Wright
INCORPORATING TAYLOR
01245 261226
fennwright.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 91
 H1 - COMMERCIAL UNIT	757	70
 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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