

A1, A3, B1, D1 & D2 units available

TO LET & FOR SALE

MARCONI EVOLUTION, MARCONI ROAD, CHELMSFORD, CM1 1LR



Accommodation Available:	To Let	For Sale
Unit M - 1,561 Sq. Ft.	£28,878.50	£365,000
Unit N - 1,650 Sq. Ft.	£30,525	£370,000 Under offer
Unit F1 - 1,650 Sq. Ft.	£30,525	£370,000
Unit F2 - 1,650 Sq. Ft.	£30,525	£370,000
Unit G - 1,345 Sq. Ft.	£24,882.50	£315,000
Unit H1 - 757 Sq. Ft.	£17,032.50	£215,000 Under offer
Unit H2 - 976 Sq. Ft.	£21,960	£270,000 Under offer

Terms:

This insert sheet should be read together with the Marconi Evolution Brochure and all of the above stated values are plus VAT. 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 years long leasehold interests or on full repairing and insuring leases upon terms to be agreed at a ground rent of £150 per annum with 100% increase at each successive 25 year period. Or to rent they are available on a full repairing and insuring basis for 10 years with a break clause and rent review at year 5.