



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.

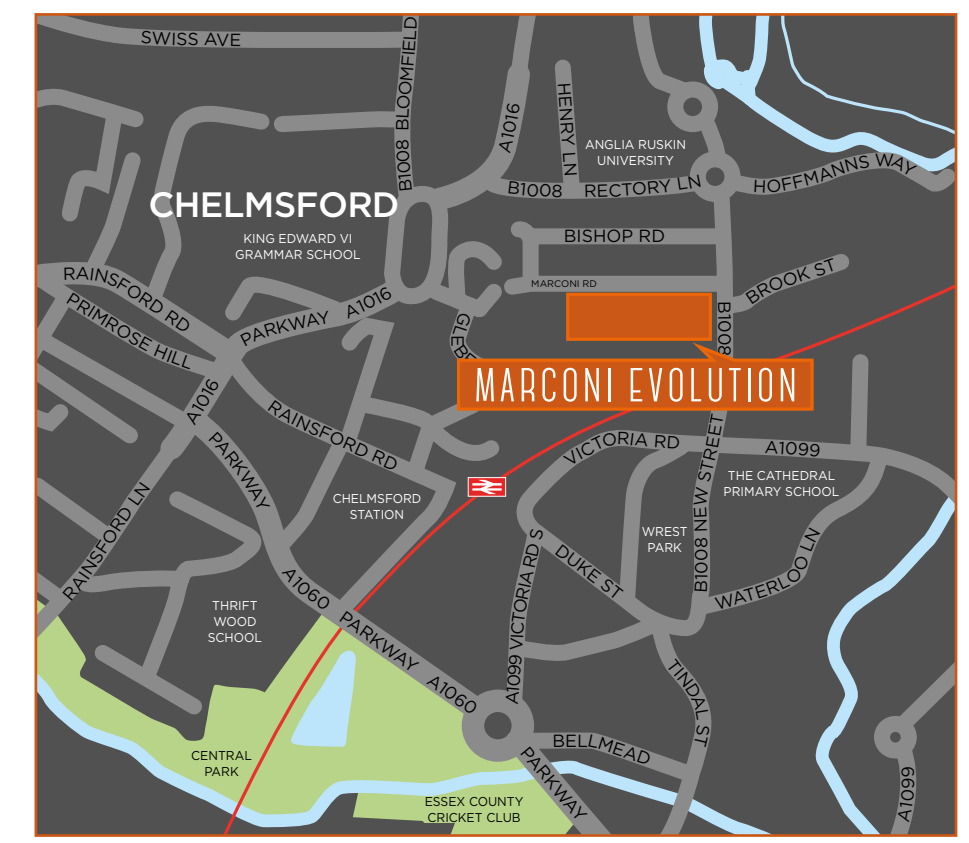


- LET - OFFICE OCCUPIERS
BELLWAY HOMES, BENEFIT
COSMETICS AND BUSEND.COM
- COOP CONVENIENCE STORE
- 474 RESIDENTIAL UNITS

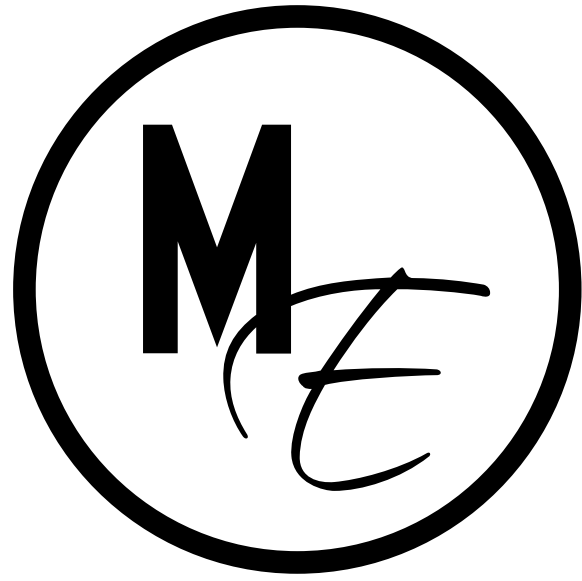
TAYLOR AND COMPANY
01245 495959
www.taylorandcompany.co.uk

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	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



Savills, Fenn Wright and Taylor and Company for themselves and for the vendors or lessors of this property whose agents they are give notice that: In the particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract. ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii. The vendor or lessor does not make or give, and neither Savills, Fenn Wright or Taylor and Company nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property. iv. All statements contained in these particulars as to this property are made without responsibility on the part of Savills, Fenn Wright, Taylor and Company or the vendor/lessor. v. All quoting terms may be subject to VAT at the prevailing rate from time to time. vi. Neither Savills, Fenn Wright or Taylor and Company have tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency



MARCONI EVOLUTION

COMMERCIAL UNITS IN THE CITY OF CHELMSFORD

