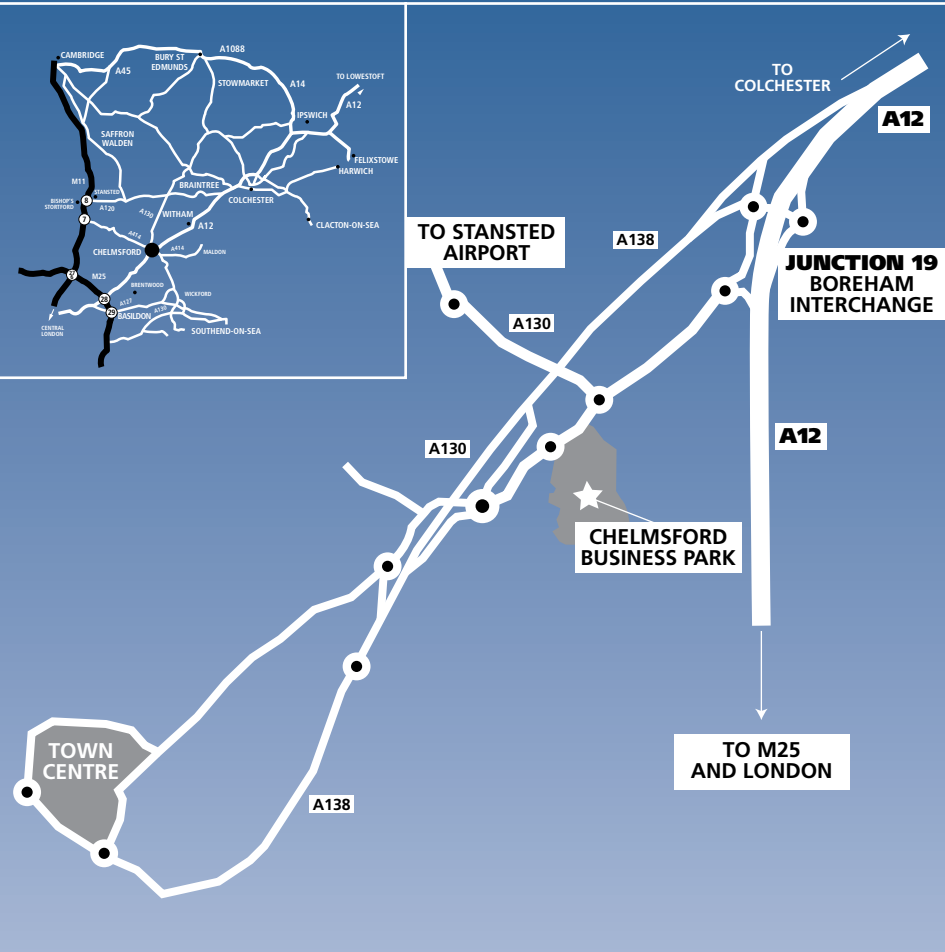


# CHELMSFORD BUSINESS PARK



*Churchmanor*

The Churchmanor Estates Company plc

In association with



Essex County Council



Joint Agents



## Approximate Travel Distances:

M25 - Junction 28	18 miles
Central London	40 miles
Stansted Airport	20 miles
Heathrow Airport	70 miles
London City Airport	40 miles

Sat Nav reference CM2 5LB

[www.chelmsfordbp.com](http://www.chelmsfordbp.com)

Misrepresentation Act 1967 The Churchmanor Estates Company, Messrs Taylor and Company and DTZ, for themselves and for the vendor(s)/lessor(s) of this property, for whom they are agents, give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the properties are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give, and neither The Churchmanor Estates Company, Messrs Taylor and Company or DTZ, nor any person in their employment, has any authority to make or give any representation or warranty in relation to this property. Finance Act 1989 Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991 These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Design & printed by Promotion Line. Tel: 01206 338900. February 2011.

# CHELMSFORD BUSINESS PARK



C M 2 D E V E L O P M E N T O P P O R T U N I T I E S





# YOUR FUTURE ADDRESS



## Current Occupiers

- 1 VES Ltd
- 2 IFDS Group Ltd
- 3 ebm-Papst UK Limited
- 4 Barratt Eastern Counties
- 5 Clifford Thames Group Limited
- 6 CHP
- 7 The Office Village – Phase One
- 8 The Office Village – Phase Two
- 9 5,000 sq ft of Office to be Developed
- 10 Land for Development





# DEVELOPMENT OPPORTUNITIES



Only 25 acres (10.11 ha) of the 40 acre (16.19 ha) site is allocated for this low density scheme, ensuring each building benefits from a well landscaped environment.

The masterplan for the landscaped site and road and service infrastructure is in place with several commissioned buildings completed for national and multi-national companies including; ebm-Papst UK Limited, IFDS Group Ltd, Clifford Thames Group Limited, Barratt Eastern Counties, CHP and VES Limited. New buildings will be constructed on a design and build basis with typical floor areas upwards of 5,000 sq ft (464 sq m) together with generous car parking standards. The masterplan has been designed to incorporate a variety of different types of building, harmoniously blending;

- Office
- Technology
- Research and development
- Specialist manufacturing
- Ancillary storage



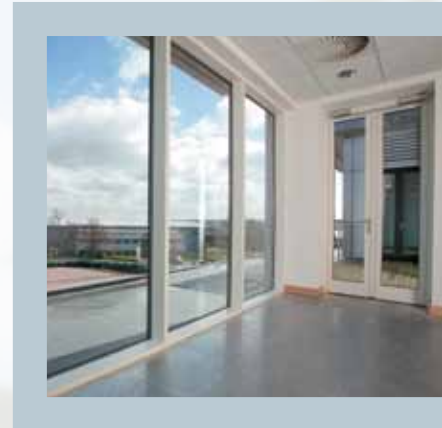
# THE SPECIFICATIONS

A variety of serviced plots are now available.

Constructed to a high quality specification, buildings typically include:

- Heating and comfort cooling by VRF system
- Raised floors with carpet finish
- Suspended ceilings
- Recessed lighting
- Open plan layout
- Double glazed powder coated aluminium external doors, windows and stairs
- Fully tiled male and female toilets
- Passenger lift and stairs to upper floors
- Individual car parking spaces
- External lighting
- Landscaped site set in mature surroundings

A bespoke design and specification can be discussed to meet your exact requirements.



# T H E I D E A L S E T T I N G

Chelmsford Business Park is the ideal setting for those who want to achieve the elusive work-life balance.

Whether you're setting up a new company or relocating an established one, Chelmsford provides the ultimate positioning for your business life – and opportunity within a highly desirable community for your personal world too.

As a member of this business community, yours could well be a life of convenient working, weekend sailing, evening rounds of golf on first-rate courses, quick London theatre trips, and lazy Sunday afternoon walks through leafy landscape in a gem of English countryside.

The Park has been skilfully and meticulously designed to ensure you benefit from a first class development which is already on its way to being regarded as 'the' aspirational work location.

With several phases already complete and an outright success, the Park is now entering a new stage of development, and seeking companies who are keen to see their organisations grow within a stunning corporate environment.



# DESIGNS TO SUIT



The completed buildings on the Park are testament to the high level of design and specification which form a core part of the development brief for the scheme and this ethos will be carried forward into the final phases of the development.



With the opportunity to provide buildings on a Design and Build basis, an occupier's specific requirements (in terms of architectural design and technical specification) can be incorporated at an early stage to ensure that the building not only reflects the company's image but also provides the most efficient operational layout.



# W H Y   C H E L M S F O R D

Chelmsford Business Park's greatest asset is its excellent location

Chelmsford Business Park is located adjacent to the A12 only 18 miles from the M25 (junction 28), providing easy access to London and the rest of the country.

The Park is on the local bus route and just two miles from the main town centre and mainline railway station with two services between London Liverpool Street and Chelmsford, providing up to six trains per hour with a journey time of approximately 35 minutes.

London City Airport and Stansted Airport are both within one hours drive.

Chelmsford and mid Essex is an excellent place to enjoy:

- A wide range of types of housing
- Good shopping facilities in the town centre and nearby Lakeside and Freeport complexes
- Well regarded range of private and state educational establishments
- Excellent leisure facilities, including numerous golf courses, sailing facilities, private member sports clubs and other recreational amenities
- Attractive countryside



