

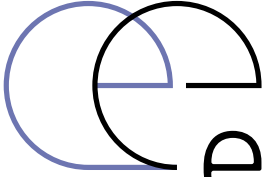
A development by Galliard Homes

NEW READY TO GO WORK SPACE WITH B1, B8 & E* USES

SPLIT LEVEL UNITS FROM
395 SQ FT UP TO 1358 SQ FT

For sale or to let with an all inclusive rental

* Class E subject to planning

 evolve
COLCHESTER CO7 7WX



The advantages if I buy a unit...

- There's zero stamp duty and zero business rates.[†]
- I'd have all the advantages of placing the property in a SIPP.
- I could receive 100% tax relief on my income.
- I'd be operating in a prime location close to all city centre amenities.
- I could decide to invest in one or more units and benefit from the rental returns.



So what do I get if I buy or rent...

- A brand new split level 'ready to go' unit from 395 sqft up to 1358 sqft.
- Fully connected service including high speed internet (1 GBPS line) at additional cost.
- A free parking bay with additional on-site visitor parking.
- Full use of on-site private gym & shower facilities.
- Full use of meeting suite.
- Break out and refreshment facilities.

[†] Subject to being the owner's sole commercial premises with a rateable value less than £12,000.



Look at the facts

FLEXIBLE TENANCY PERIODS - FROM 6 MONTHS



Evolve Colchester is situated immediately adjacent to the A12 and lies within 2 minutes drive of Junction 29 (A12/A120).

This primary north/south artery connects to the M25 (J28) in 40 minutes or travelling north to Ipswich in just 24 minutes drive time.

Rail connections are equally impressive with Colchester station being within a 10 minute drive and providing Greater Anglia services into London Liverpool Street in little over one hour.

Average journey times by road from Evolve Colchester include:

Colchester Rail Station	10 minutes
Colchester City Centre	16 minutes
Harwich	21 minutes
Ipswich	24 minutes
Chelmsford	34 minutes
M25 motorway (J28)	40 minutes
London Stansted Airport	42 minutes
M11 motorway (J8)	43 minutes



Look at the location

OLD IPSWICH ROAD, COLCHESTER, ESSEX CO7 7WX



The Barn

the central multi-facility hub at Evolve



The two storey Barn features an interior designed double height reception and communal foyer. Facilities also include:

- **An extensive open plan break out area.**
- **A fully equipped gym with shower facilities.**
- **Two private boardroom/business suites.**
- **Coffee and refreshment station.**





The Barn. A place for meeting, relaxing, rejuvenating and social networking as an enterprising community.



Break out **in style**



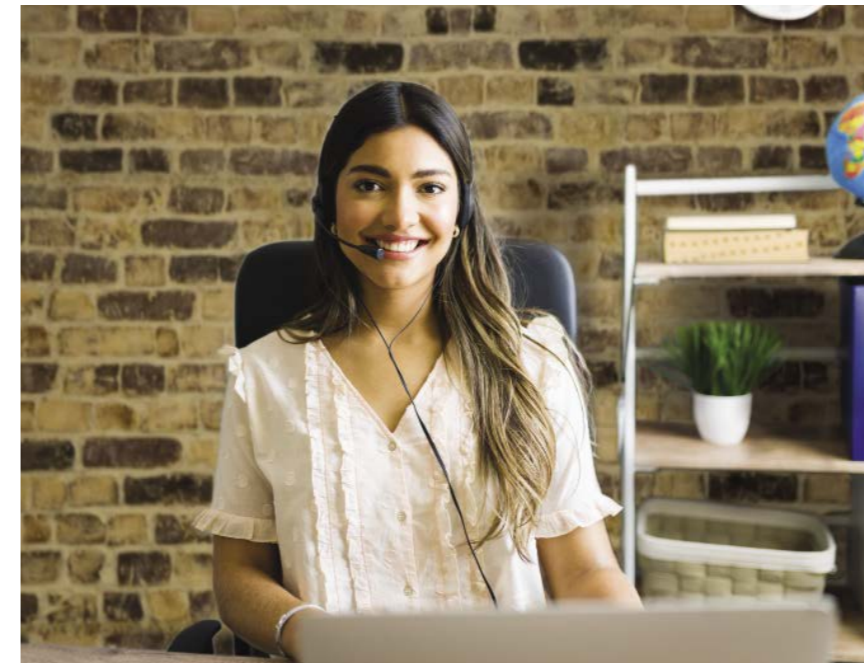
Exclusive facilities include full use of the Barn's two private boardroom suites offering an executive business environment.

Evolve combines the best of both worlds – a perfect place to work, and work out.



Space to evolve **your business**

GENERAL INDUSTRIAL · STORAGE · DISTRIBUTION · LOGISTICS



work space

THAT WORKS FOR YOU

Each unit at Evolve is designed to offer maximum versatility and business adaptability – with up to 7m (23ft) roof height and up to 126.1 sq.m. (1358 sq.ft.) of functional split level space complete with double swing door access.



The units can accommodate light to robust commercial uses in a well lit environment utilising uniform downward high performance lo-bay lighting.

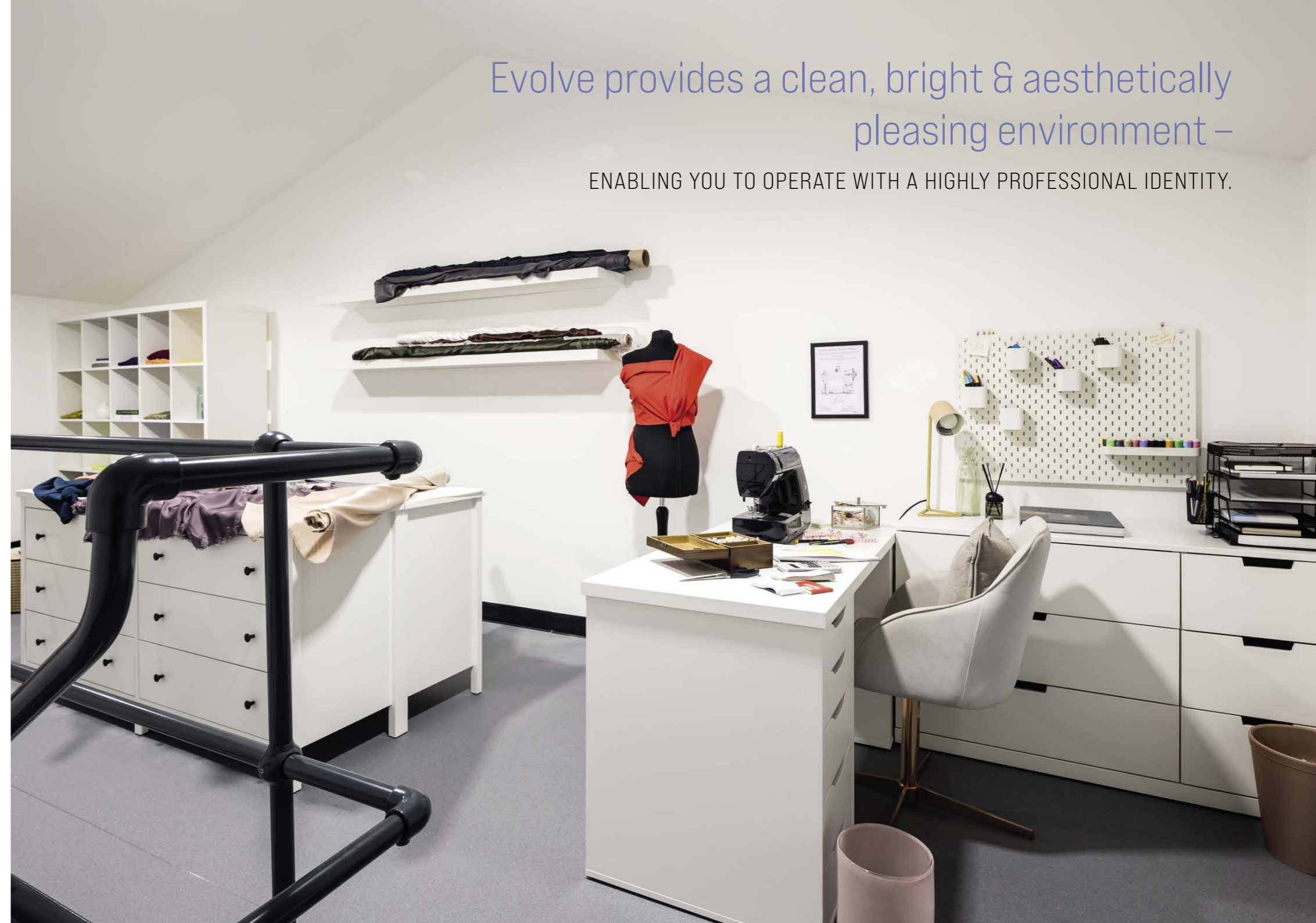
With units available in a range of split level floor areas, each can be tailored to suit your business needs – providing flexible work space for a multitude of applications.





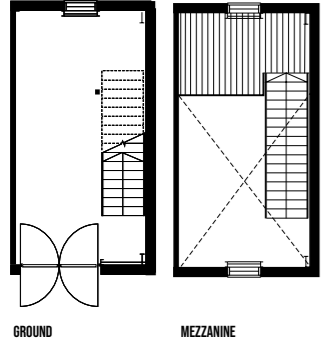
Evolve provides a clean, bright & aesthetically pleasing environment –

ENABLING YOU TO OPERATE WITH A HIGHLY PROFESSIONAL IDENTITY.



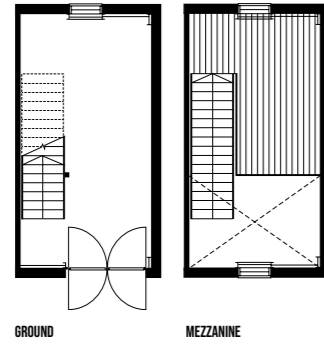
Type 1 - 395 sq.ft.

GROUND FLOOR 7.0 X 3.6m 23'0" x 11'10"
MEZZANINE 2.3 x 3.6m 7'5" x 11'10"



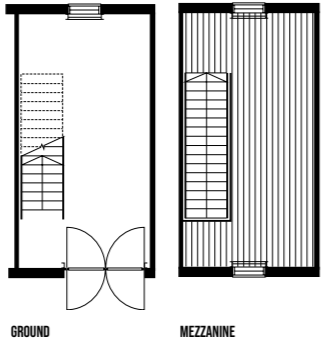
Type 1a - 456 sq.ft.

GROUND FLOOR 7.0 X 3.6m 23'0" x 11'10"
MEZZANINE 4.5 x 3.6m 14'9" x 11'10"



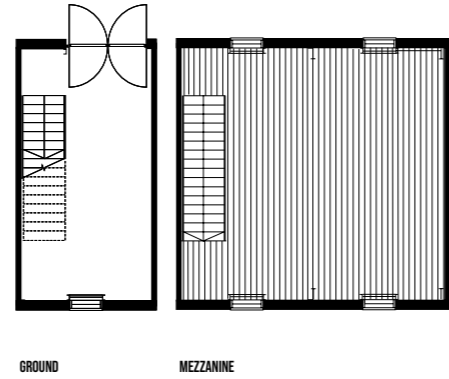
Type 1b - 608 sq.ft.

GROUND FLOOR 7.0 X 3.6m 23'0" x 11'10"
MEZZANINE 7.0 x 3.6m 23'0" x 11'10"



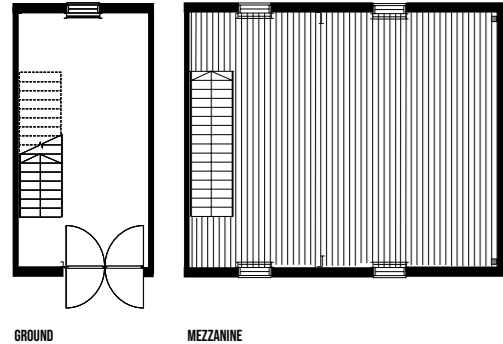
Type 1c - 928 sq.ft.

GROUND FLOOR 7.0 X 3.6m 23'0" x 11'10"
MEZZANINE 7.0 x 7.3m 23'0" x 24'0"



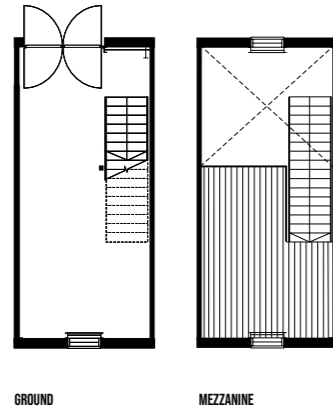
Type 1d - 1018 sq.ft.

GROUND FLOOR 7.0 X 3.6m 23'0" x 11'10"
MEZZANINE 7.0 x 8.5m 23'0" x 27'9"



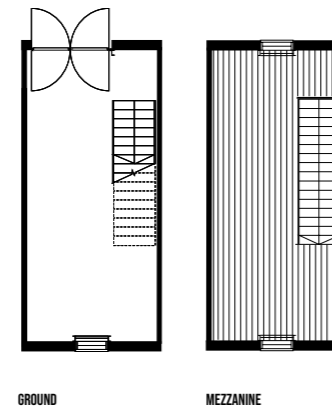
Type 2a - 516 sq.ft.

GROUND FLOOR 8.0 X 3.6m 26'2" x 11'10"
MEZZANINE 4.8 x 3.6m 15'7" x 11'10"



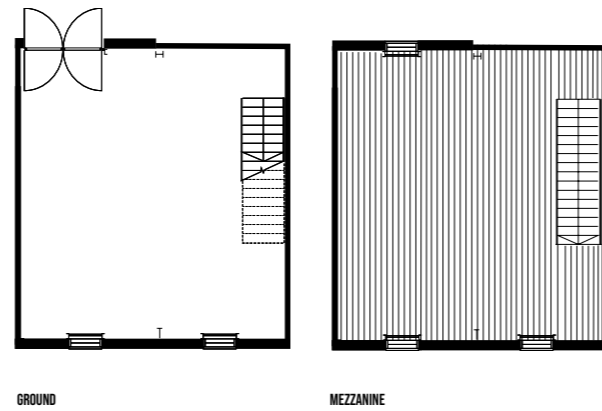
Type 2b - 688 sq.ft.

GROUND FLOOR 8.0 X 3.6m 26'2" x 11'10"
MEZZANINE 4.8 x 3.6m 26'2" x 11'10"



Type 2c - 1358 sq.ft.

GROUND FLOOR 8.0 X 7.3m 26'2" x 24'0"
MEZZANINE 8.0 x 7.3m 26'2" x 24'0"



A choice of unit sizes



Site plan shown for illustrative purposes only. Car parking delineation and unit numbering may be subject to further architectural modifications and should be used as a guide only.

UNIT SPECIFICATION & FINISHES

- Caberfloor finish to ground floor.
- Plastered walls.
- Glazed double leaf, outward swing uPVC doors.
- Double glazed top hung uPVC windows.
- Metal staircase and railings.
- Mezzanine deck with Caberfloor boarded finish.
- Ceiling to underside of mezzanine to be plasterboard.
- Full height ceiling with boarded finish.
- Ground floor lighting – high performance suspended lo-bay lights with uniform downward light.
- First floor lighting – high performance suspended lo-bay lights with uniform downward light.
- White plastic small power and data outlets.
- BT outlet for future installation of phone and fibre broadband services.
- Dedicated distribution board and electrical utility meter.
- Installation of energy efficient heating system.



Example floor plan of one of the most common unit types (1a 456 sqft).
Floor plans showing a non-standard floor for illustrative purposes only.

This dynamic, award winning RIBA architectural practice has been working closely with Evolve initiating the design conception and overall architecture of the three current schemes. Bowman Riley also integrate their own interior design brand and service, and are now a member of the British Institute of Interior Design (BIID).

**BOW
MAN
RILEY**



evolveworks.co.uk

**80%
NOW OCCUPIED**

All units are ready for
immediate occupation and viewable
by appointment



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