



Meadows

CHELMSFORD
CM2 6FD

RETAIL &
LEISURE
UNITS POP UP | FLEXIBLE
LEASE TERMS
AVAILABLE
AVAILABLE







900,000 people
total catchment within a 30 minute drive





LOCATION

The county town of Essex, Chelmsford is located in the heart of the county, 30 miles north east of Central London, 21 miles south of Colchester and 16 miles east of Harlow.

 The city provides excellent communication links with the A12 offering dual carriageway access to the M25, 12 miles to the south west. Other nearby roads include the A131 running north of Braintree and south to Basildon and the A414 which runs west to Harlow.

 Chelmsford railway station is a fast and frequent commuter service to London Liverpool Street Station, with a fastest journey time of 34 minutes. The station is the busiest station in the east of England with over 7 million passengers a year.

 Q Park The Meadows is located adjacent to the Meadows Shopping Centre and opposite the Odeon Cinema offering 454 spaces. The Meadows also benefits from a 238 surface car park immediately to the rear of the scheme.

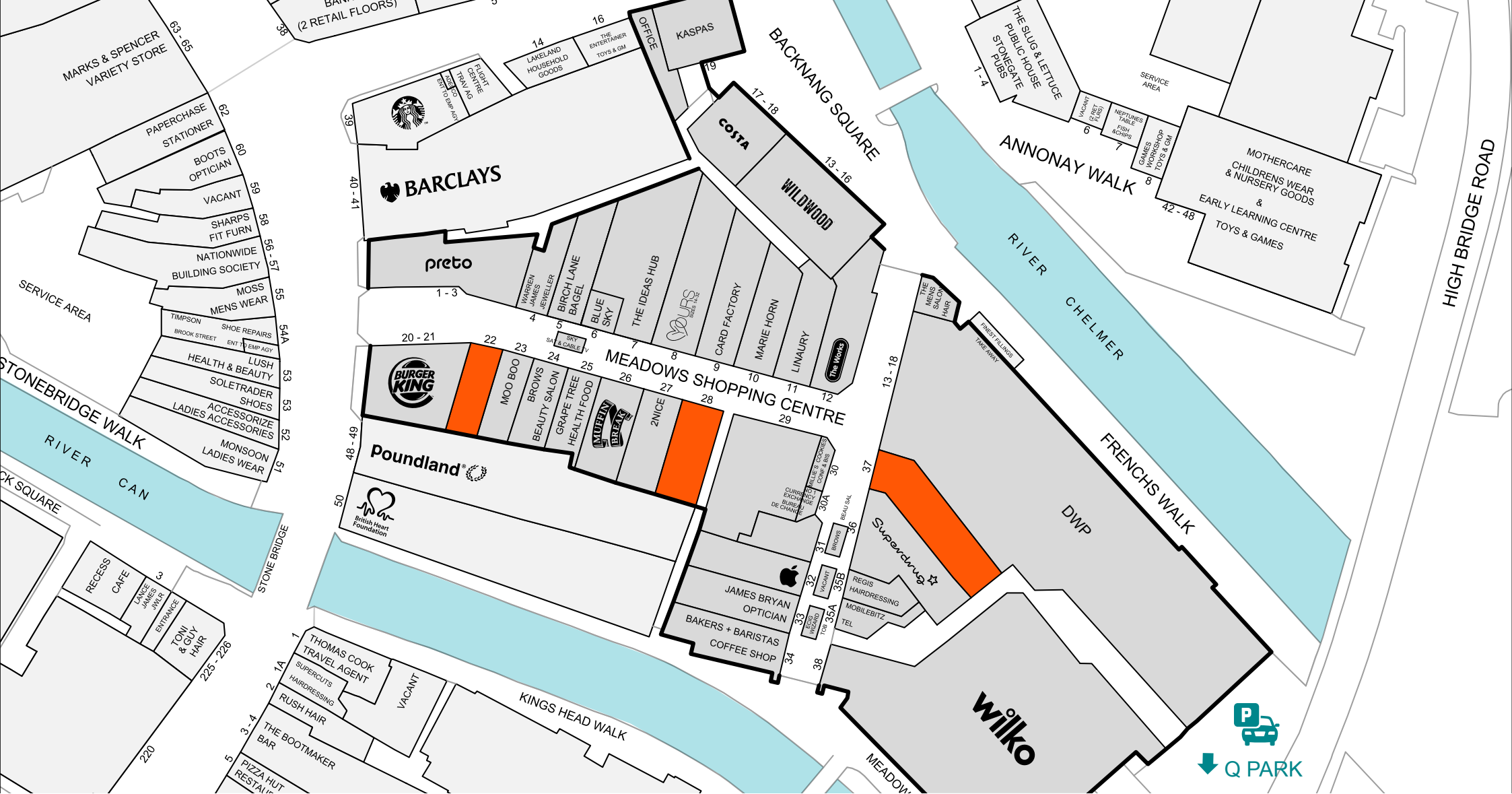
 155,000 sq ft of shopping with 39 units benefitting from Riverside frontage.



63%
of the population is within the highest social grade of A, B & C1 groupings

Chelmsford
is a key commercial centre and shopping destination in Essex





AVAILABILITY

ALL USES.

Pop up opportunities, trial stores and short term lets considered.

Unit	Ground Floor	First Floor	Rent
37	2,498 sq ft	766 sq ft	£30,000 pa
28	1,306 sq ft	N/A	£20,000 pa
22	904 sq ft	335 sq ft	£900 per week all inclusive

692 car spaces

Q Park Multi Storey Car Park and Surface Car Park located adjacent to scheme



ALL LEASING ENQUIRIES:

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