

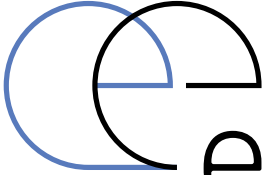
A development by Galliard Homes

# NEW SELF OWNED, FLEXIBLE USE WORKSPACE

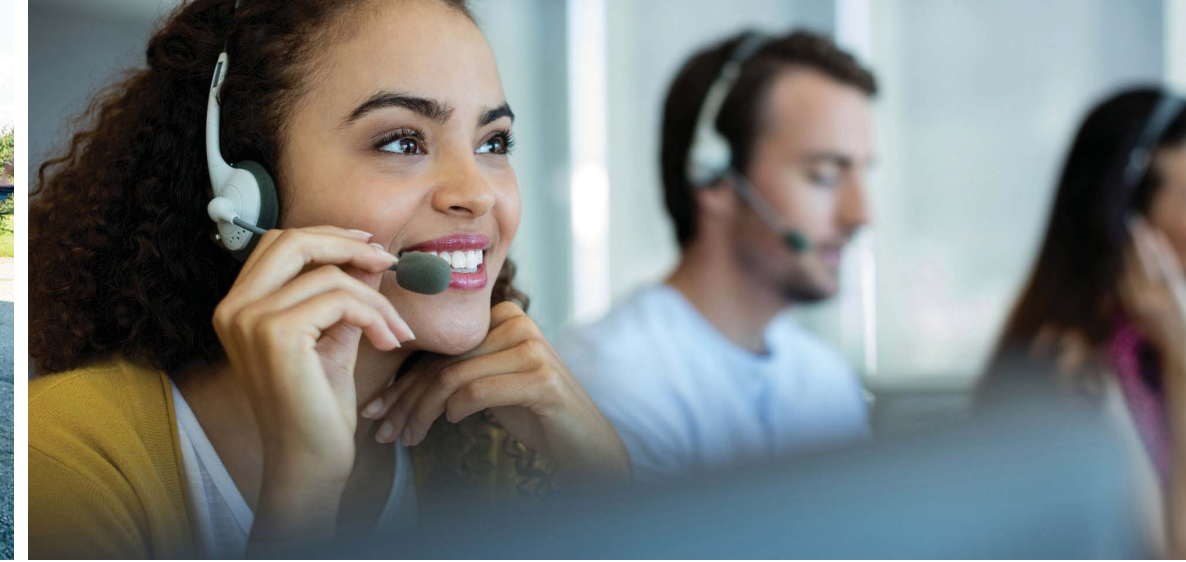
UNITS FROM 395 SQ FT UP TO 1358 SQ FT



Own your own virtual freehold of 999 years

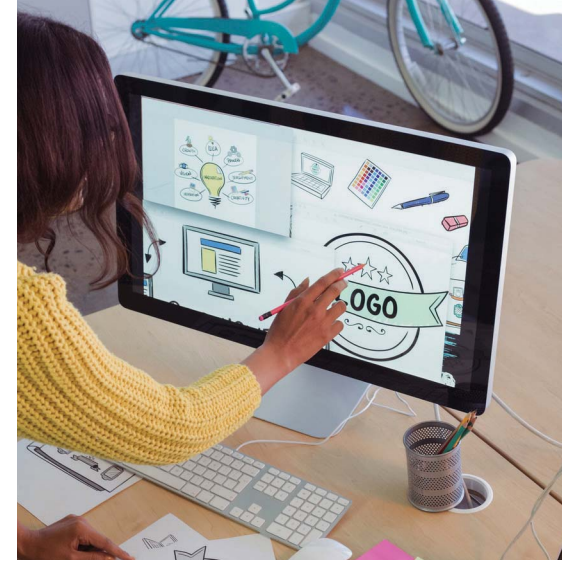
 evolve  
COLCHESTER CO7 7QR





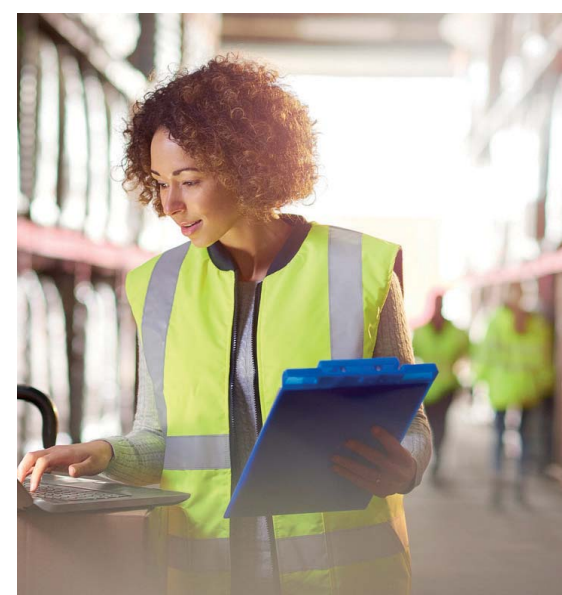
## Exceptional advantages...

- I can own my own virtual freehold of 999 years.
- There's zero stamp duty and zero business rates.<sup>†</sup>
- I'd have all the advantages of placing the property in a SIPP.
- I could receive mortgage interest tax relief.
- I'd be operating in a prime location close to all town centre amenities.
- I could decide to invest in one or more units and enjoy superb projected rental returns.



## So what do I get...

- A brand new split level 'ready to go' unit from 395 sq ft up to 1358 sq ft.
- Fully connected service including high speed internet (1 GBPS line).
- 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.



<sup>†</sup> Subject to being the owner's sole commercial premises with a rateable value less than £12,000.

Look at the facts

**EVOLVE IS DESIGNED FOR BOTH START-UP & INVESTMENT**

DEVELOPER  
**Galliard**  
Homes





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 Town 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

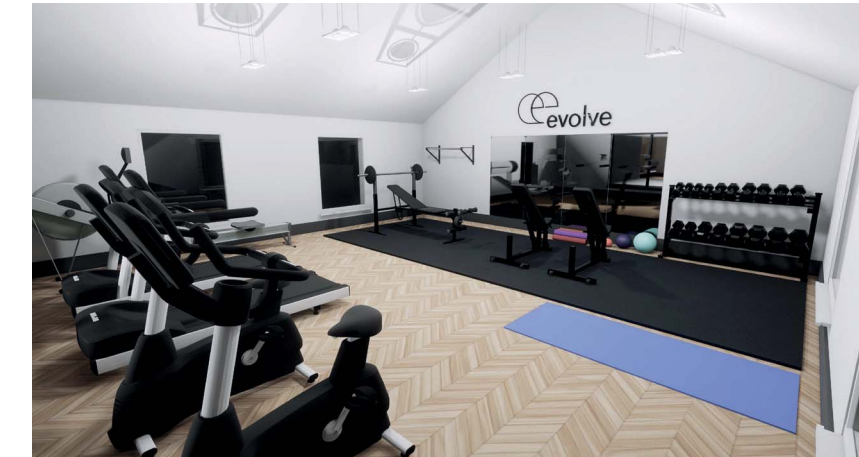


# Look at the location

OLD IPSWICH ROAD, COLCHESTER, ESSEX CO7 7QR







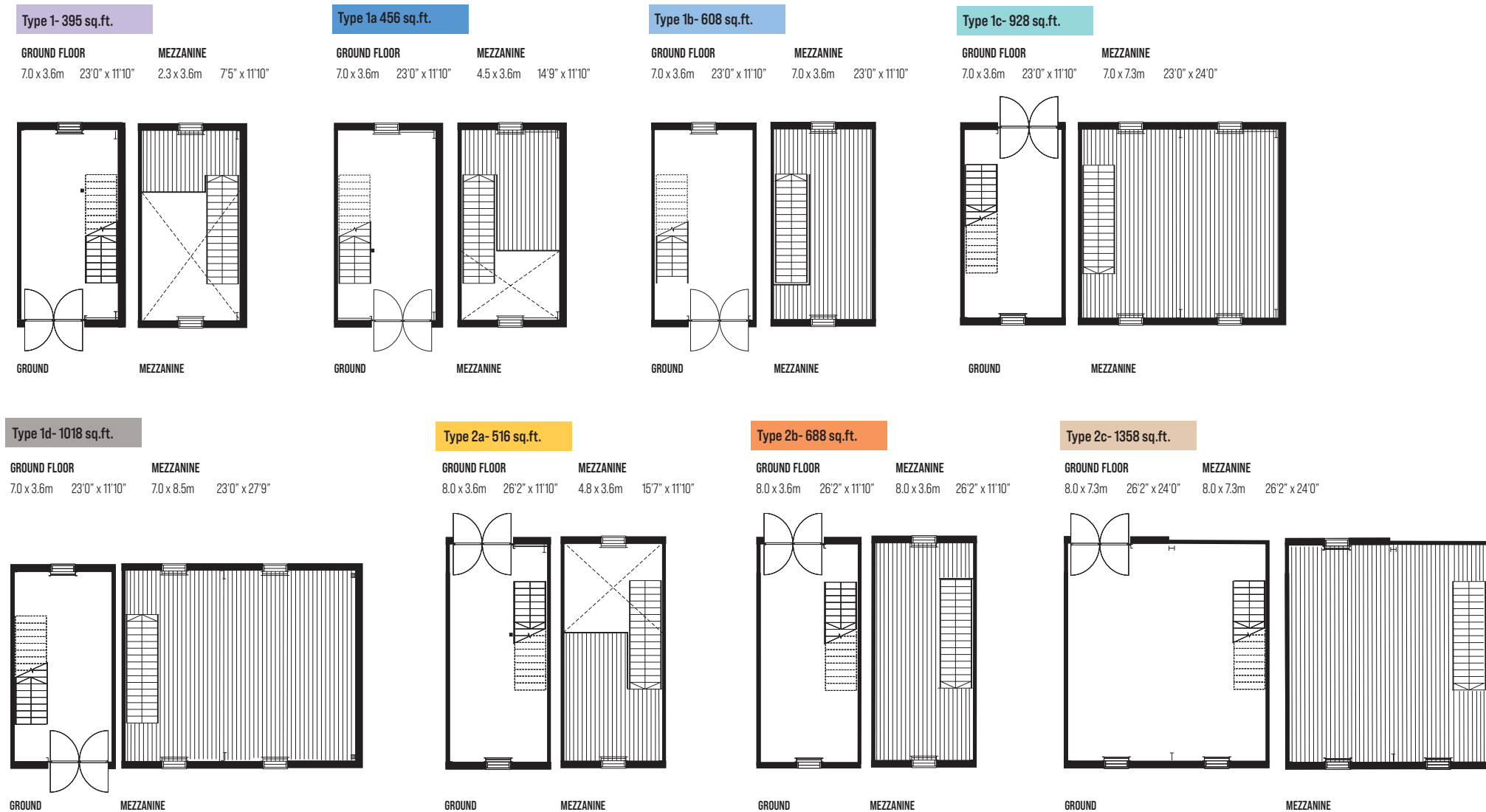
The two storey Barn will be the central hub of Evolve featuring an interior designed double height reception and communal foyer. Facilities will also include:

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

# Stunning lifestyle facilities

 **evolve**  
FIND YOUR SPACE





# A choice of unit sizes

When fully developed, Evolve Colchester will provide 90 state of the art units, each with its own parking bay and provision for ample visitor parking. Uses will include workshop, studio, storage and office adaptability.



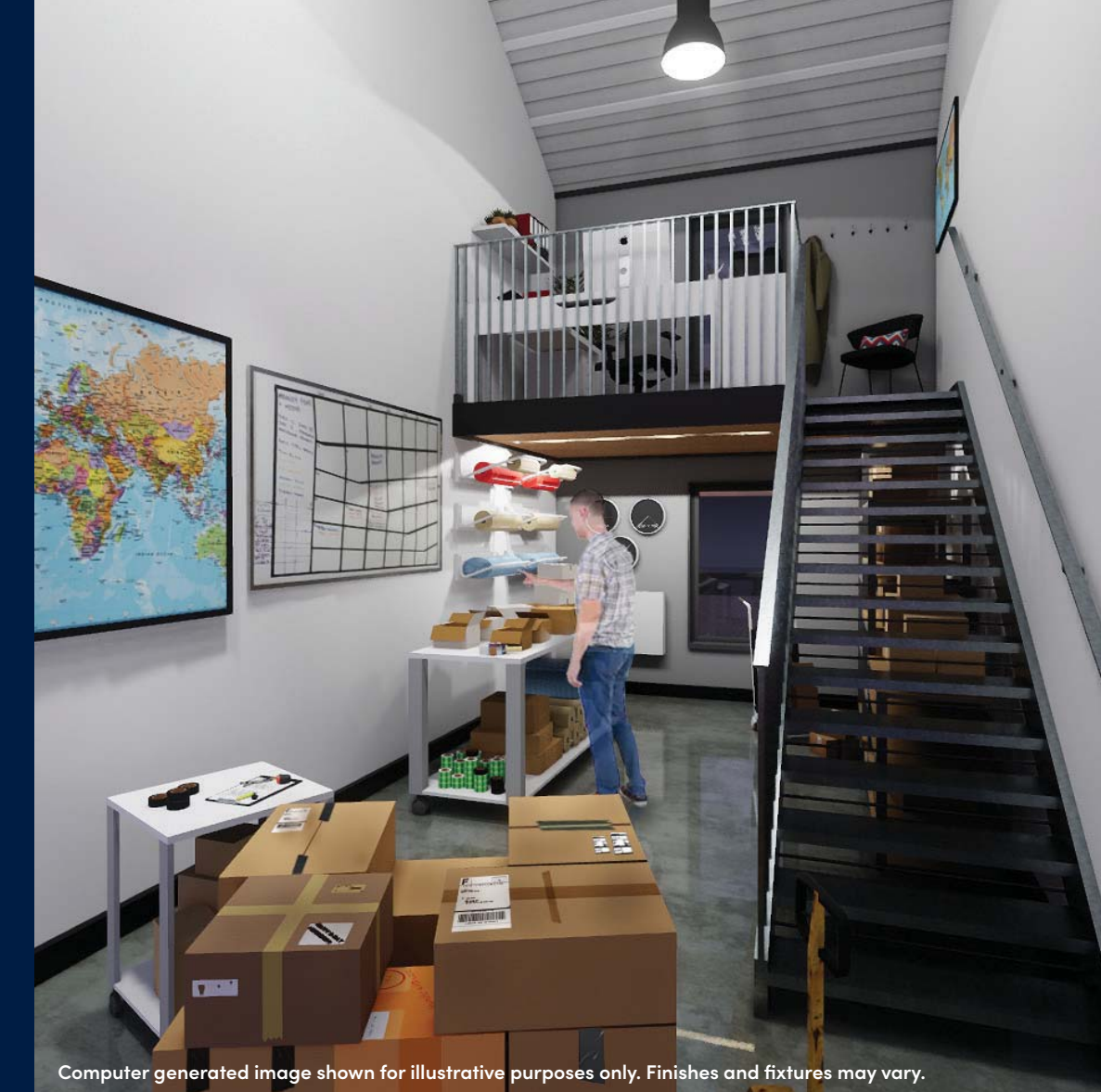
Site plan shown for illustrative purposes only. Car parking delineation and unit numbering may be subject to further architectural modifications and should be used as a guide only.





Computer generated image shown for illustrative purposes only. Finishes and fixtures may vary.

- 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.



Computer generated image shown for illustrative purposes only. Finishes and fixtures may vary.

# Workspace that works for you

UNIT SPECIFICATION & FINISHES

  
FIND YOUR SPACE





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APPOINTED AGENT



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).



These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. Evolve (a Galliard Homes Group company) reserves the right to alter any specifications and floor plan layouts without prior notice. All journey times stated are approximate. Images of the development are computer generated, precise details may vary.