

evolve

FIND YOUR SPACE

COLCHESTER



starting up my business

Evolve is a new concept in flexible, affordable, self owned and operated workspace - designed for both start-up and investment.

Consider the facts:

- **I can own my own virtual freehold of 999 years.**
- **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 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.

RELOCATING OR OPENING A SATELLITE BRANCH

So what do I get...

- **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).**
- A free parking bay with additional on-site visitor parking.
- Full use of on-site private gymnasium and 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.



In short, your business will have everything it needs to operate under a professional identity in a new small business community with a respected business park address...

we simply Evolve around you



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.

Connect

WHEN MEETINGS AND MINUTES MATTER

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 from Evolve Colchester include:



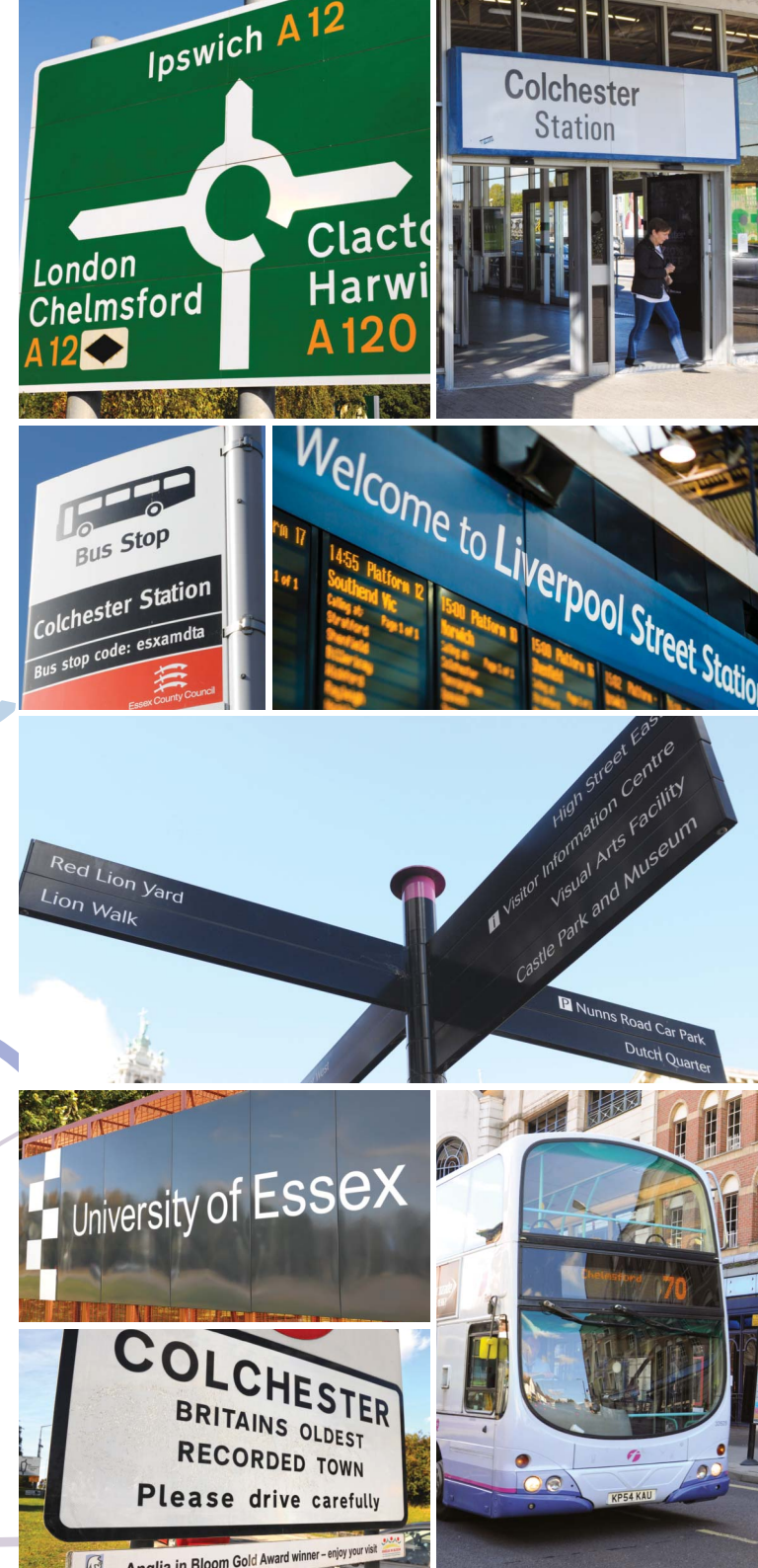
BY CAR:

Colchester Station	10 mins
Town Centre	16 mins
Harwich	20 mins
Ipswich	24 mins
London Stansted ✈	42 mins
Brentwood	43 mins
London Southend ✈	50 mins



BY BIKE:

Waitrose	12 mins
Colchester Train Station	19 mins
Colchester Bus Station	19 mins
Castle Museum	20 mins
Town Centre	22 mins
University of Essex Campus	23 mins





Evolve has been designed to produce a harmonious working environment where small businesses can flourish, grow and inter-relate as an enterprising community.

It is however the nature of your business - being a small company that can exert the work pressures that are an inevitable consequence of being successful... and to that end Evolve will provide a fully equipped gymnasium, the perfect escape for recreation, invigoration and de-stress at a pace that suits you.

Factor in the host of other communal facilities and your work place at Evolve will surely become home from home.



 evolve
YOUR LIFESTYLE



The Barn

BREAK OUT IN STYLE



The two storey Barn will be the central hub of Evolve and will provide an exclusive combination of lifestyle and executive facilities to include:

- Interior designed double height reception and communal foyer.
- Extensive open plan break out area for informal meeting, relaxation and social networking.
- Fully equipped gymnasium.

discover,

- Shower and locker facility.
- Two private boardroom/business suites.
- Coffee and refreshment station.

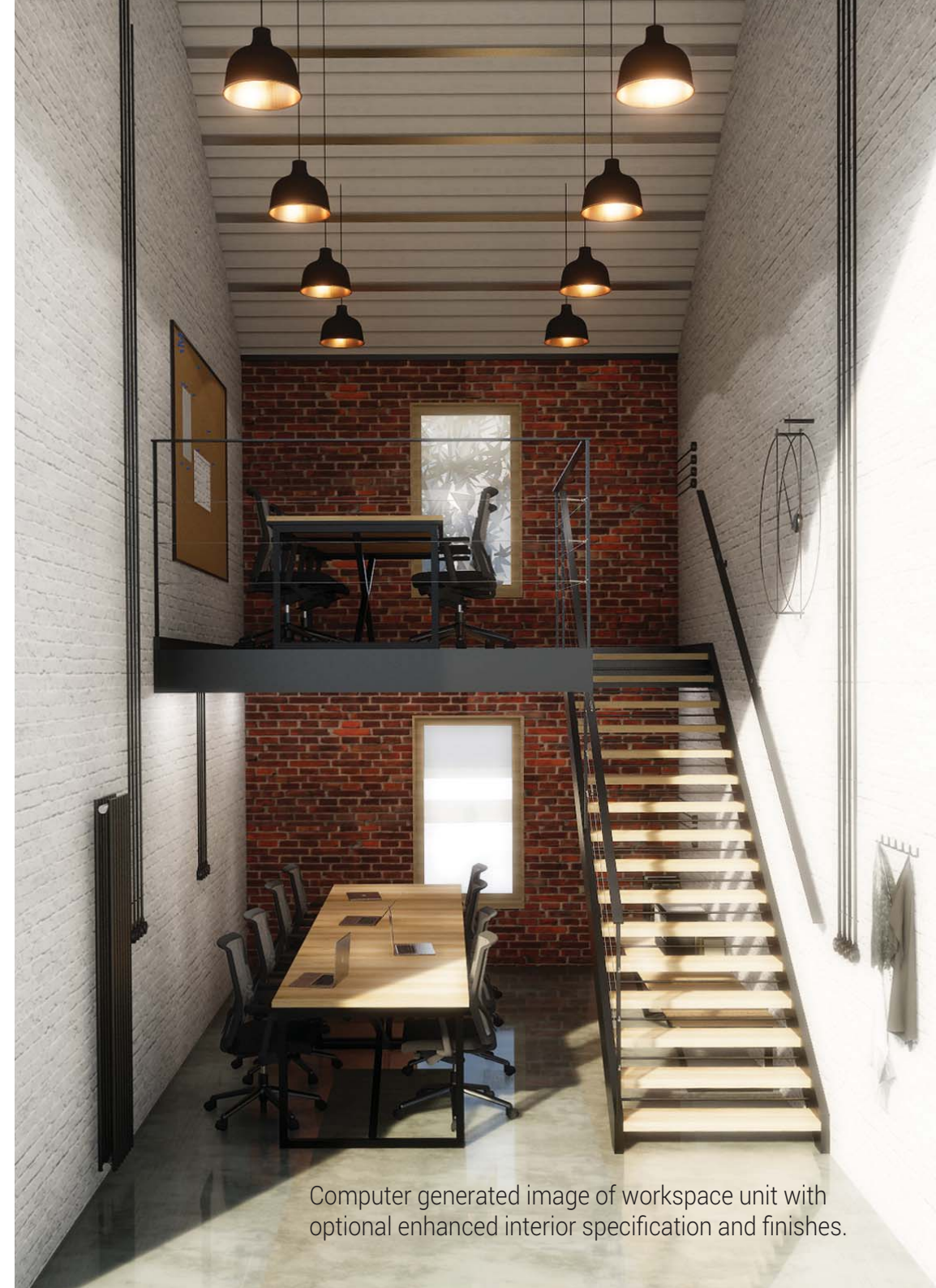


space

TO EVOLVE YOUR BUSINESS



Example floor plan of one of the most common unit types (1a 456 sqft)



Computer generated image of workspace unit with optional enhanced interior specification and finishes.



Computer generated image of unit with standard finish.

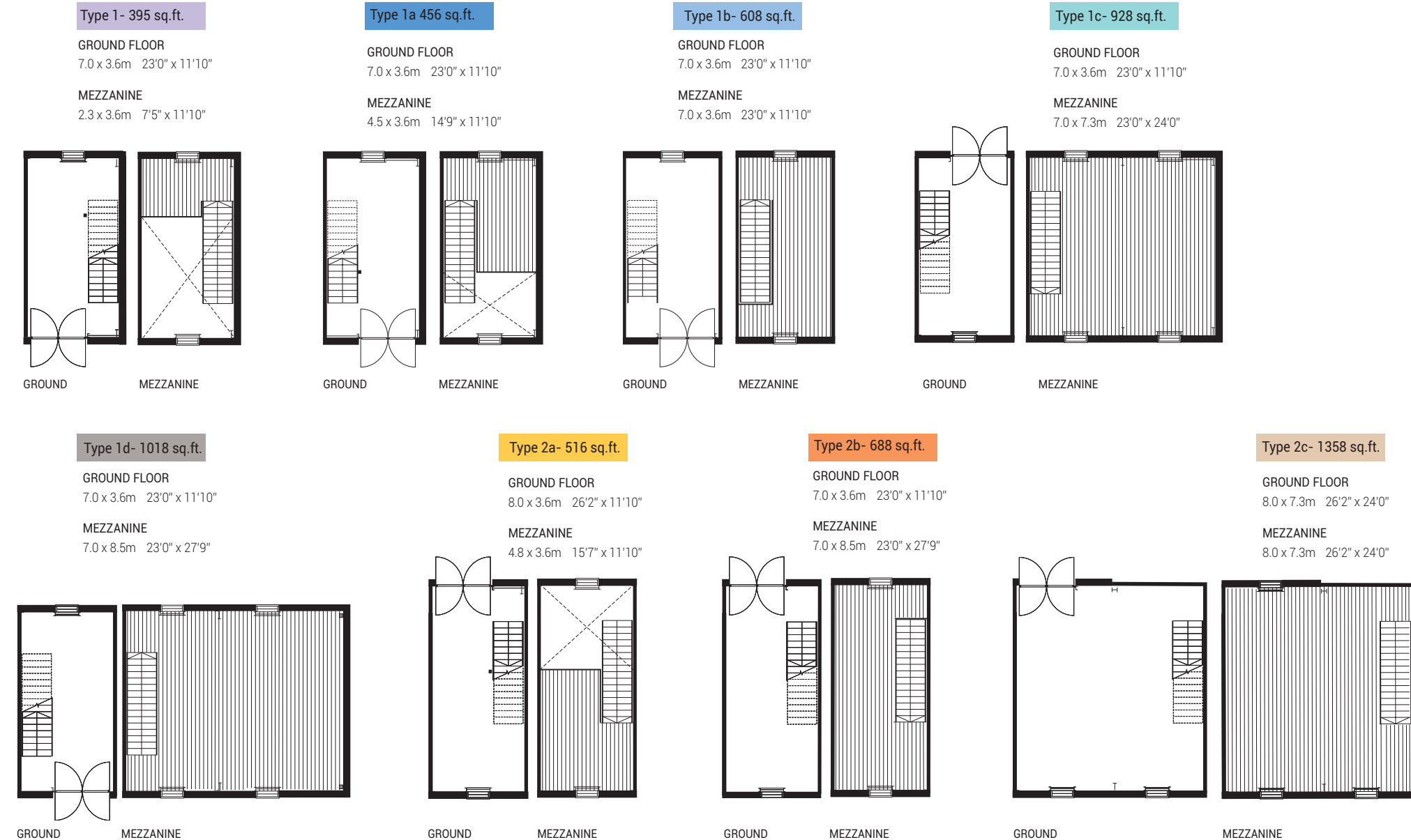


functional & flexible

MULTI-PURPOSE WORKSPACE



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.



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.

workspace
TAILOR MADE FOR YOU

designer

FINISHES

OPTIONAL SPECIFICATIONS:

STANDARD BASE FINISH

- Exposed decorative floor.
- Exposed services.
- Fair faced and decorated internal walling system.
- Glazed double leaf, double swing doors.
- Double glazed aluminium windows with roller blinds.
- Metal staircase and railings.
- Mezzanine deck with boarded finish.
- Full height ceiling with exposed structural steelwork.
- Ground floor lighting - high performance energy efficient recessed flush LED lights, with excellent uniform downward light.
- First floor lighting - high performance energy efficient suspended LED luminaires, with excellent uniform upward and downward light.
- All lighting controlled by presence detectors and photocells to dim the lights when daylight is sufficient.
- Galvanised surface mounted small power and data outlets.
- Dedicated BT line for future installation of phone and fibre broadband services.
- Dedicated distribution board and electrical utility meter.
- Installation of energy efficient heating system.

ENHANCED INTERIOR FINISH

Optional specifications available at additional cost include:

- Engineered timber strip flooring.
- Feature wall finishes with baseboard brick slips.
- Encasing of exposed steelwork surrounding doors and windows.
- Increased number of lighting units.
- Enhanced staircase with contemporary timber treads and balustrading options.



Computer generated image of work space unit with optional enhanced specification.



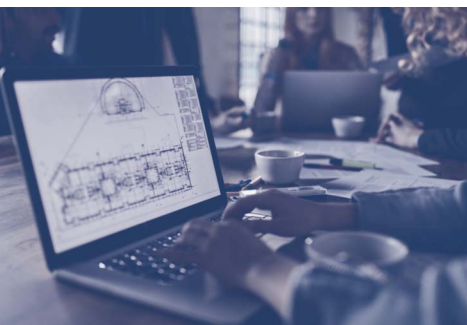
While already being London's largest privately owned residential developer, the Galliard Group are now spearheading the development of the Evolve workspace concept in Colchester - with similar schemes in the pipeline for Milton Keynes and Watford. A five year masterplan will extend across London and the home counties.



OLD IPSWICH ROAD, COLCHESTER, ESSEX CO7 7QR



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).



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APPOINTED AGENT:



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.