

A large, stylized tree graphic in shades of grey, positioned on the left side of the page. The tree has a thick trunk and several branches with numerous leaves. The leaves are simple, rounded shapes with a central vein.

Chelmsford Local Plan
Evidence Base Document
Delivering Economic
Growth in Chelmsford to
2036
January 2018

Delivering Economic Growth in Chelmsford to 2036

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1. Executive Summary

- 1.1 Chelmsford has a very strong economy that supports a healthy range of sectors and contributes over £3 billion a year to the Essex economy. Some 83,000 jobs and over 8,000 businesses form the heart of the City's economy.
- 1.2 Chelmsford's current adopted Local Plan to 2021 is delivering significant new growth – over 2,000 new homes in the City Centre, a major urban extension in north Chelmsford of over 4,000 new homes and 700 new jobs a year.
- 1.3 As the economy continues to grow, plans are being made to support Chelmsford's future to 2036 and beyond. This timeframe will see a period of immense growth with 14,500 new homes in this period and 725 new jobs each year.
- 1.4 This *Delivering Economic Growth in Chelmsford* report details how Chelmsford can meet the demand for 725 new jobs each year from 2014 - 2036¹. This is achieved by reviewing new opportunities as detailed in the new Local Plan, alongside considering existing commitments, vacant units and a range of other factors such as increases in self-employment and the development of other sectors.
- 1.5 This report confirms that, through the range of sources mentioned, 725 new jobs per year to the period 2036 is attainable. The table below shows how this figure is reached:

	Overall number of jobs provided to 2036	Jobs provided by year to 2036
New Local Plan Opportunities	5,349	233
New Local Plan – Existing Commitments	3,333	145
Vacant Floor Space	4,735	206
Other Existing Commitments	3,197	139
Self- Employment	1,600	70
Total	18,214	793

- 1.6 In order to ensure that 725 new jobs a year is achieved, clarity is needed of the interventions required to maximise the opportunities for the benefit of Chelmsford, and the wider Essex and regional area. The priorities and actions required to help ensure Chelmsford's future growth are set out in the Chelmsford Economic Strategy.

- 1.7 The assumptions and data that inform this report will be reviewed in Summer 2018

¹ Unless otherwise stated, the data used to inform this report has been taken from the Nomis Labour Profile 2015 or the East of England Forecasting model 2016. Job numbers have been calculated using the Homes and Communities Agency (HCA) Employment Density Guide 2015 (see Appendix 1). Vacant premises data is provided by EGI at Summer 2017

2. The Chelmsford Economy in Context

2.1 This section provides an overview of the size and nature of the Chelmsford economy through an analysis of the local economy, as well as characteristics of the local population and labour market. This is important for identifying the current strengths and weaknesses of the local economy, and the factors likely to influence job growth and the future demands for employment space.

Geography and Population

2.2 Chelmsford occupies a strategic location in the heart of Essex, covering an area of 133 sq. miles (344 sq. km), and supporting a population of 172,600. The City's administrative area lies to the north east of London and is bordered by seven neighbouring districts, Basildon, Braintree, Brentwood, Epping Forest, Maldon, Rochford and Uttlesford.

2.3 The main City Centre for Chelmsford serves as a major regional centre with significant employment activity, cultural facilities, educational institutions, retail outlets and visitor attractions. Chelmsford's identity is also shaped by the smaller settlement of South Woodham Ferrers in the south east. Beyond these two centres the area is characterised by a number of villages surrounded by open countryside.

2.4 Chelmsford has fast, frequent and direct accessibility to the rest of the county, East of England, London, the rest of the UK and to international destinations. Up to ten trains per hour connect Chelmsford with London Liverpool Street, Ipswich can be reached in 40 minutes by rail and Norwich in under 90 minutes. More than 20% of the UK's population can access Chelmsford within an hour's drive, with several primary road routes within Chelmsford including the A12 linking with London and the M25. Stansted airport can be reached by car in 25 minutes and an hourly bus service integrates Chelmsford's public transport interchange directly to the airport.



2.5 Over the past decade, Chelmsford’s total population has increased by about 5%. By 2036 Chelmsford population is forecast to grow to 198,000 – an increase of some 12.8% over 24 years. Chelmsford’s working-age population makes up 62.6% of the overall population figures and this is predicted to increase by 5.5% from the period to 2036.

Employment

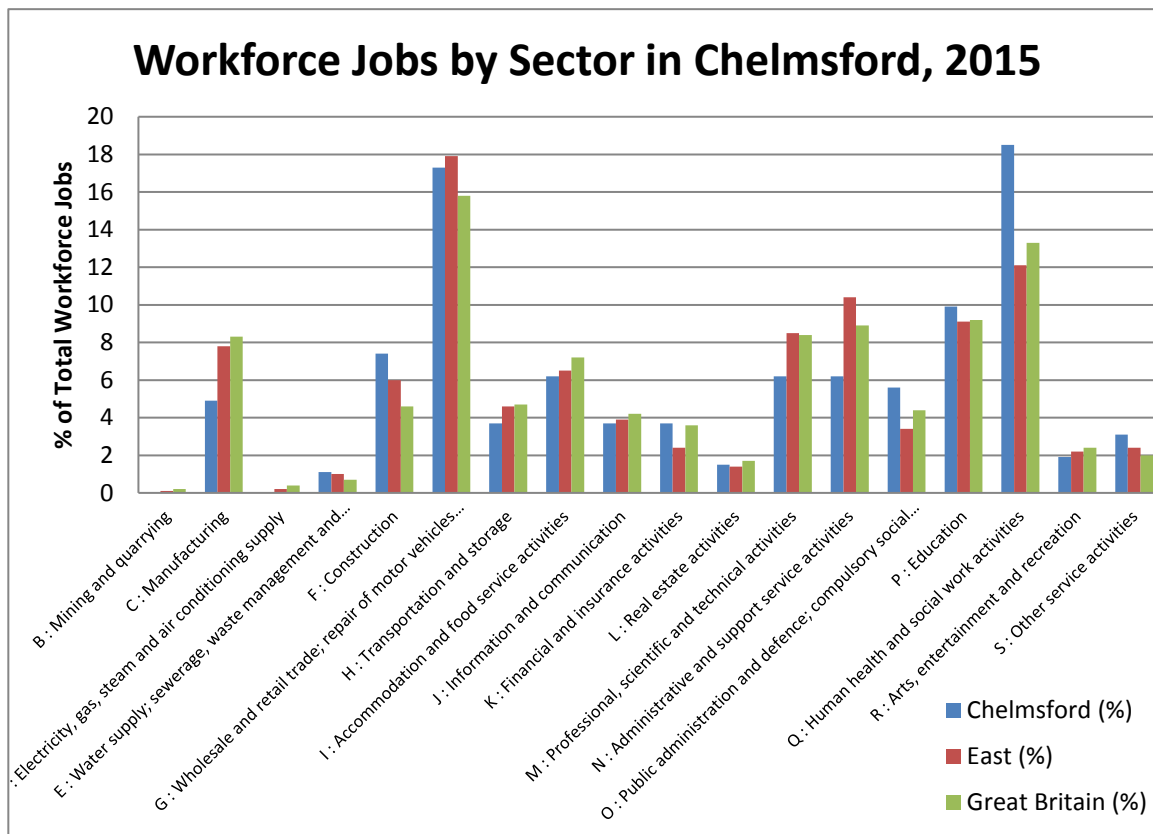
2.6 Chelmsford’s economy is growing and currently shows an annual growth of about 700 jobs per year. The total number of jobs in Chelmsford in 2015 stood at 83,400. In 2016, 88,600 (70.1%) of Chelmsford residents were employed – a figure which has been relatively stable, maintaining a similar level over the past decade.

2.7 The strength of Chelmsford’s economy lies in its breadth of sectors; it is not over dependent on one or two major employers or sectors, but rather supports a balanced economy across a variety of sectors and job types.

2.8 Chelmsford has above average employment within the public sector, with 34% of jobs within education, health and public administration, in comparison to 24.6% in the East of England and 26.9% in Great Britain. This figure is the second highest in Essex.

Local Authority	% of employment within education, health and public administration
Tendring	34.1%
Chelmsford	34%
Southend-on-Sea	33.6%
Colchester	31.9%
Castle Point	26.2%
Harlow	26.1%
Basildon	22.5%
Braintree	21.7%
Rochford	21.4%
Epping Forest	19.8%
Uttlesford	19.1%
Maldon	18.2%
Thurrock	17.8%
Brentwood	16.7%

2.9 Retail is also a significant sector for employment within Chelmsford, with 17.3% of jobs in the wholesale and retail sector. Construction has become an increasingly significant industry for employment. In 2015, 7.4% were employed within the construction industry, in comparison to 6% in the East of England and 4.6% in Great Britain.



Business Base

2.10 According to ONS, there are 8,865 businesses in the Chelmsford area, although in reality this figure is significantly higher as there will be a number of non-limited businesses, sole-traders and partnerships who fall below the minimum VAT threshold (£83,000 taxable turnover per year) and as such do not appear on official registers.

2.11 Micro units, employing 0-9 members of staff, account for 85.1% of businesses in Chelmsford. Large units, with 250+ employees, account for only 0.3% of businesses in Chelmsford, which matches the figures for the East of England.

2.12 In 2015, Chelmsford registered 1,135 births of new enterprises and 695 business deaths². Chelmsford has a business survival rate of 92.9% at one year following business commencement, which is in line with both the national and regional trends. Self-employment in Chelmsford is above the regional and national average, with 11.9% of the working-age population falling within this category compared with 11.2% in the East of

² ONS – Business Demography Enterprise Births, Deaths and Survivals 2015

England and 10.4% nationally. These indicators point towards good levels of entrepreneurship in the local economy.

2.13 The professional, scientific and technical sectors, along with the construction sector are the two largest sectors in Chelmsford, comprising almost 30%³. Both of the sectors make up a larger proportion of the business base than they do across the East of England and the UK overall. The number of professional, scientific and technical businesses has increased since 2009 by 7.5%, compared to a 10% increase in this sector across the East of England and the UK as a whole. The number of businesses in Chelmsford in the construction sector has fallen slightly since 2009, by 1.4% faring better than the 8% decline seen in the East of England and the 10% decline for the UK.

2.14 Other key sectors include retail, information & communication, business administration and support services, arts entertainment and recreation services - together these industries comprise almost a further 30% of the total business base.

Labour Market

2.15 Chelmsford's resident population is well educated and highly skilled. Approximately a third (33.5%) of the working age population (108,000) is qualified to degree level (NVQ 4) or above, higher than Essex (28.8%) but, just slightly lower than the region (33.6%). This translates into a high proportion of the workforce (41.6%) engaged in higher skilled professional occupations.

2.16 Conversely, Chelmsford has a relatively low proportion of workers with no qualifications at 7% compared to a national average of 8.6%. Whilst on the surface this indicator appears positive, this skills profile could lead to a deficiency in people prepared to perform unskilled jobs⁴. 0.8% of Chelmsford's working age population claims Job Seekers Allowance – which is below both regional (0.9%) and national (1.3%) averages.

2.17 Whilst average resident earnings in Chelmsford exceed the regional and national average by 6.9% and 12.5% respectively, it is estimated that 4,500 more people commute out of Chelmsford (largely to London) than those who commute in – and by 2036, this is forecast to increase to 8,100⁵. Many of those commuting out of Chelmsford have high skills and seek employment better suited to their skills. Employees who work in Chelmsford earn on average 13% less per week than the average resident populations weekly earnings (£527, as opposed to £608) primarily due to the impact of London. This suggests that there is a lack of higher-level jobs available in Chelmsford, and this is exacerbating the wage gap between Chelmsford residents and the Chelmsford workforce⁶.

³ ONS – *Business: Local Units by Broad Industry Group 2013*

⁴ *Chelmsford people strategy and workforce plan (2012-2016)*

⁵ *Cambridge Econometrics East of England Forecasting Model (2016 baseline results)*

⁶ *Nathaniel Lichfield & Partners (2012) The Heart of Essex Economic Futures Study*

3. The Local Plan: The Objectively Assessed Needs Number

- 3.1 To support Chelmsford’s success and ensure that Chelmsford remains a vibrant and attractive place to live, work and socialise, Chelmsford City Council is preparing a new Local Plan. The new Local Plan will provide a new planning framework to meet local developments needs for the period up to 2036.
- 3.2 The new Local Plan identifies locations for delivering housing and other strategic development needs such as employment, retail, leisure, community and transport development.
- 3.3 As part of the development of the new Local Plan, Chelmsford City Council has worked in partnership with Braintree District Council, Colchester Borough Council and Tending District Council to assess future housing and job needs. Together the authorities commissioned an Objectively Assessed Need (OAN), which was informed by work from the East of England Forecasting Model (EEFM) and modelling work from Experian. The authorities share a common Housing Market Area (HMA) and the conclusions from the OAN in terms of number of new homes and jobs required are shown in the table below:

Authority	Homes per year	Total Homes	New Jobs per year	Total Jobs
Braintree	716	16,468	490	11,270
Chelmsford	805	18,515	725	16,675
Colchester	920	21,160	928	21,344
Tendering	550	12,605	490	11,270
TOTAL	2,991	68,793	2,633	60,559

- 3.4 The commissioned OAN reviewed job change in three key job sectors: office, industrial and warehouse. This data forecasts that 2014 – 2036 will see strong job growth in the office sector, however large losses during the same time period in terms of job numbers is predicted for the industrial sector. The table below highlights job change:

Sector	2014	2036	Actual Change	% Change	East of England % Change
Office	26,378	33,517	7,139	27%	21%
Industrial	5,918	4,650	-1,268	-21%	-22%
Warehouse	5,014	5,233	219	4%	5%

3.5 In addition to the need for homes and jobs, the commissioned OAN also calculated how much employment land and floorspace is needed to accommodate the predicted job growth.

Sector	2014 floorspace (sqm)	2036 floorspace (sqm)	Actual Change	% Change	East of England % Change
Office	369,296	469,240	99,944	27%	21%
Industrial	213,042	167,388	-45,654	-21%	-22%
Warehouse	335,939	350,603	14,664	4%	5%

3.6 Chelmsford’s new Local Plan will need to ensure that sufficient houses, employment premises and supporting social and other infrastructure are provided to meet future growth and demand.

3.7 The remainder of this report will focus on analysing how achievable it is for Chelmsford to cater for the job growth demand, of 725 jobs per year, for the timeframe of the new Local Plan.

4. Employment Land Position Statement 2017

Employment Requirement

- Between 2014-2036 it is predicted that **16,675** new jobs will be needed. This equates to **725** jobs a year.
- Data indicates that there will be strong growth in office jobs by **27%** and a small increase in warehouse jobs by **4%**.
- The industrial sector is expected to see large losses with a decline of **21%**.

Employment Land – New Opportunities

- A total of **68,400 sqm** of land has been identified over four sites for employment use in the new Local Plan. This equates to **5,349** jobs.
- Key sectors such as the medical industry are expected to grow significantly over the period of the new Local Plan.

Employment Land – Existing Opportunities

- **40,000 sqm** of previously committed employment land has been carried forward to the new Local Plan. This equates to **3,333** jobs.
- As of April 2017 there were **171** vacant units in Chelmsford, providing **115,811 sqm** of employment floor space, equating to **4,735** jobs.
- Key existing commitments with secured planning permission will provide **66,416 sqm** of new employment floorspace, this equates to **3,197** jobs.
- The level of self-employment is predicted to grow by **1,600** between 2013-2036. This equates to **70** jobs per year.

5. The New Local Plan – Opportunities for Employment Growth

5.1 The new Local Plan – Pre-Submission document sets out possible locations for new strategic development. New strategic development will be based on three growth areas: Central and Urban Chelmsford, North Chelmsford and, South and East Chelmsford.

5.2 The proposed net new employment space, as set out in the new Local Plan – Pre-Submission document is detailed in table below:

Development Locations (2021 - 2036)		Net New Employment Floorspace	Potential New Jobs
Location		Growth Area 1 – Central and Urban Chelmsford	
1.	Brownfield Sites in Chelmsford Urban Area	Office 4,000 sqm Food Retail 11,500 sqm	333 Office jobs 657 Food Retail jobs
3b.	East Chelmsford – East of Great Baddow / North of Sandon	Office / Business Park 5,000 sqm	417 Office jobs
Location		Growth Area 2 – North Chelmsford	
4.	North East Chelmsford	Office / Business Park 45,000 sqm	3,750 Office jobs
Location		Growth Area 3 – South and East Chelmsford	
7.	North of South Woodham Ferrers	Flexible Business Space 1,000sqm Food Retail 1,900 sqm	83 Office jobs 109 Food Retail Jobs
Total New Allocations		Office / Business Space 55,000 sqm Food Retail 13,400 sqm	4,583 Office jobs 766 Food Retail jobs (5,349 Jobs overall)

6. The New Local Plan – Existing Commitments

6.1 The new Local Plan – Pre-Submission document includes within it existing commitments from the previous Local Plan, which are to be carried forward into the new Plan.

6.2 Within the new Local Plan – Pre Submission it details an existing commitment for new employment floor space within North East Chelmsford. This existing commitment has gained planning permission and will see the development of the Greater Beaulieu Business Park, providing 40,000 sqm of new office floor space. This development is forecast to see the creation of 3,333 jobs.

7. Vacant Floorspace Assessment

7.1 As of April 2017 there were 166 vacant employment units in Chelmsford⁷, ready for occupation. A summary of these units can be seen in the table below and a detailed list is provided in Appendix 2.

Sector	Number of Units	Combined floor space (sqm) available	Jobs Equivalent
Office	93	31,897	2,658
Industrial	24	75,780	1,612
Retail	54	8,134	465
Total			4,737

8. Other Existing Commitments

8.1 There are a number of potential employment sites that have already secured planning permission, but for which development may not have yet either been completed or commenced.

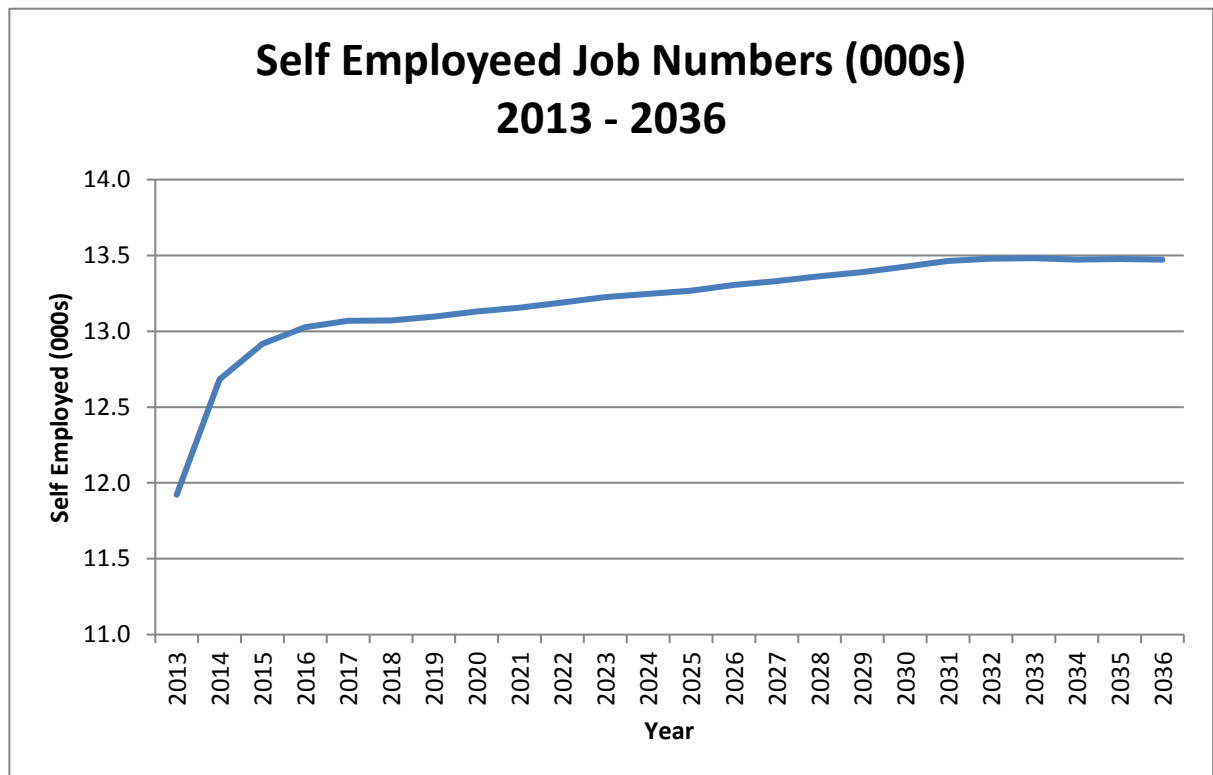
8.2 Some of the key sites that have been granted planning permission, but which have yet reach completion stage are shown in the table below:

Site Name and Location	Projected Floor Space	Jobs Equivalent
Chelmsford office and Tech Park, West Hanningfield Road,	4264 sqm (office)	355
Crouch Vale Nurseries and Plant World, Burnham Road, South Woodham Ferrers	8334 sqm (retail)	476
CM2 Colchester Road	4156 sqm (office) 690 sqm (retail)	385
Marconi Evolution	644 sqm (office) 1288 sqm (retail)	88
City Park West	1835 sqm (office) 1193 sqm (retail)	107
Clocktower Industrial / Retail Park (Former Britvic Site)	8222 sqm (retail) 7800 sqm (industrial / storage)	341
Beaulieu Square	2287 sqm (retail)	131
Chelmsford Trade Park	2403 sqm (office) 4806 (industrial and storage)	302
Springfield Business Park	8535 sqm (office) 8535 sqm (storage)	893
The Exchange, Colchester Road	1424 sqm (office)	119
Total		3,197

⁷ Chelmsford Availability EGI Essex 2017

9. Self-Employment Assessment

9.1 The EEFM predicts that the number of self-employed will rise from 11,900 in 2013 to 13,500 in 2036. This is an increase of 12% over the time period and equates to 70 jobs per year.



10. Other Growth Sectors

10.1 In addition to the development and growth that has been mentioned within this report and that is already being planned for, there are a number of opportunity sectors which offer the potential to drive forward future growth. Research undertaken by Regeneris in 2014 highlights opportunity sectors as being: advanced manufacturing, low carbon and renewables, life science and healthcare, digital and creative services, business services and logistics.

10.2 In particular, the medical technology sector provides a great opportunity for Chelmsford over the next Local Plan period. The global MedTech market is very large (at £150-£170 billion), with the UK market estimated at £15 billion.

10.3 As part of the MedTech Campus and in the heart of Essex, Chelmsford is well placed to make the most of this opportunity. The Anglia Ruskin University (ARU) MedBIC is already a success, with MedBIC Phase 2 now being proposed to grow this important cluster. The proposed medical school at ARU will further enhance this project.

11. The Chelmsford Economic Strategy

- 11.1 In order to ensure that 725 new jobs a year is achieved, clarity is needed of the interventions required to maximise the opportunities for the benefit of Chelmsford, and the wider Essex and regional area.
- 11.2 As such, Chelmsford City Council has developed an Economic Strategy which sets out a clear and ambitious economic vision for the future of Chelmsford in order to support continued growth.
- 11.3 The Strategy was developed in consultation with the Chelmsford Business Board - a representative group of Chelmsford businesses, business support organisations and universities and colleges. The Chelmsford Business Board has since adopted the Strategy (in January 2017) as a platform to engender further growth.
- 11.4 The Chelmsford Economic Strategy identifies seven priorities;
- Delivering enabling infrastructure
 - Creating a skilled workforce
 - Enhancing the City Centre
 - Supporting businesses
 - Ensuring a supply of suitable land and premises
 - Developing the rural economy
 - Targeting priority sectors
- 11.5 The priorities and actions set out in the Chelmsford Economic Strategy will help to guide interventions and ensure that Chelmsford delivers significant new growth in the period to 2036 and beyond.

12. Conclusions

- 12.1 This document has highlighted both the strength of Chelmsford's economy and the significant growth that has been delivered under the current Local Plan.
- 12.2 A new Local Plan is currently being prepared which focuses on delivering growth to 2036. This timeframe will see a period of significant growth with nearly 19,000 new homes in this period and 725 new jobs each year.
- 12.3 Through reviewing new opportunities detailed in the new Local Plan, alongside considering other factors such as existing commitments and vacant units, this report has detailed how 725 jobs each year to the period 2036 is attainable.
- 12.4 Interventions, such as those set out in Chelmsford's Economy Strategy, will be required to ensure that Chelmsford maximises the benefits of growth for the benefit of residents, businesses and visitors.

Appendix 1 – HCA Employment Density Guide 2015

Employment Density Matrix

Use Class	Sub-Category	Sub-Sector	Density (sqm)	Notes	
B1a Offices	General Office	Corporate	13	NIA	
		Professional Services	12	NIA	
		Public Sector	12	NIA	
		TMT	11	NIA	
	Finance & Insurance	10	NIA		
	Call Centres		8	NIA	
B1b	R&D Space		40-60	NIA lower densities will be achieved in units with higher provision of shared or communal spaces	
B1c	Light Industrial		47	NIA	
B2	Industrial & Manufacturing		36	GIA	
B8	Storage & Distribution	National Distribution Centre	95	GEA	
		Regional Distribution Centre	77	GEA	
		'Final Mile' Distribution Centre	70	GEA	
Mixed B Class	Small Business Workspace	Incubator	30-60	B1a, B1b – the density will relate to balance between spaces, as the share of B1a increases so too will employment densities.	
		Maker Spaces	15-40	B1c, B2, B8 - Difference between 'planned space' density and utilisation due to membership model	
		Studio	20-40	B1c, B8	
		Co-Working	10-15	B1a - Difference between 'planned space' density and utilisation due to membership model	
		Managed Workspace	12-47	B1a, b, c	
B8 / Sui Generis	Data Centres	Wholesale	200-950		
		Wholesale Dark Site	440-1,400		
		Co-location Facility	180-540		
A1	Retail	High Street	15-20	NIA	
		Foodstore	15-20	NIA	
		Retail Warehouse	90	NIA	
A2	Finance & Professional Services		16	NIA	
A3	Restaurants & Cafes		15-20	NIA	
C1	Hotels	Limited Service / Budget	1 per 5 beds	FTE per bed	
		Mid-scale	1 per 3 beds	FTE per bed	
		Upscale	1 per 2 beds	FTE per bed	
		Luxury	1 per 1 bed	FTE per bed	
D2	Fitness Centres	Budget	100	GIA	
		Mid Market	65	GIA – both types tend to generate between 40-50 jobs per gym	
		Family			
		Cinema		200	GIA
		Visitor & Cultural Attractions		30-300	The diversity of the cultural attraction sector means a very wide range exists
		Amusement & Entertainment Centres		70	Potential range of 20-100sqm

Appendix 2 – Existing Vacant Floorspace

Office

<u>Address</u>	<u>Unit Description</u>	<u>Unit Size (sqm)</u>
1 Brickfields Road, Chelmsford, CM3 5XB	2nd	92
1 Legg Street, Chelmsford, CM1 1JS	Ground (part)	860
13 Reeves Way, Chelmsford, CM3 5XF	2nd (part)	20
1-3 Trinity Square, Chelmsford, CM3 5JX	2nd (part)	45
1-3 Trinity Square, Chelmsford, CM3 5JX	Unit A	54
1-5 New London Road, Chelmsford, CM2 0NA	2nd (part)	116
15-17 Reeves Way, Chelmsford, CM3 5XF	1st	55
19a Duke Street, Chelmsford, CM1 1HL	1st and 2nd	102
23-27 Moulsham Street, Chelmsford, CM2 0XQ	1st and 3rd	349
31 Springfield Road, Chelmsford, CM2 6JE	1st (part)	129
35-37 Moulsham Street, Chelmsford, CM2 0HY	1st	133
Alexandra House, 36a Church Street, Chelmsford, CM2 7HY	2nd (part)	70
Alexandra House, 36a Church Street, Chelmsford, CM2 7HY	Ground	154
Aquarium 101, 101 Lower Anchor Street, Chelmsford, CM2 0AU	1st (part)	124
Aquarium 101, 101 Lower Anchor Street, Chelmsford, CM2 0AU	1st (part)	170
Aquila House, Waterloo Lane, Chelmsford, CM1 1BN	2nd (part)	270
Atholl House, 65a Duke Street, Chelmsford, CM1 1JE	Ground	167
Bank Chambers, New Street, Chelmsford, CM1 1BA	1st (part)	28
Bank Chambers, New Street, Chelmsford, CM1 1BA	1st	84
Bank Chambers, New Street, Chelmsford, CM1 1BA	1st (part)	84
Banters House, Main Road, Chelmsford, CM3 1QX	2nd (part)	41
Barrack House, Barrack Square, Chelmsford, CM2 0UU	First (part)	62
Barrack House, Barrack Square, Chelmsford, CM2 0UU	First (part)	84
Barrack House, Barrack Square, Chelmsford, CM2 0UU	First (part)	86
Bellefield House Business Centre, 104 New London Road, Chelmsford, CM2 0RG	Ground (part)	16
Bellefield House Business Centre, 104 New London Road, Chelmsford, CM2 0RG	1st (part)	21
Bellefield House Business Centre, 104 New London Road, Chelmsford, CM2 0RG	1st (part)	22
Bellefield House Business Centre, 104 New London Road, Chelmsford, CM2 0RG	Ground (part)	22
Bellefield House Business Centre, 104 New London Road, Chelmsford, CM2 0RG	1st (part)	23
Bellefield House Business Centre, 104 New London Road, Chelmsford, CM2 0RG	Ground (part)	31
Bellefield House Business Centre, 104 New London Road, Chelmsford, CM2 0RG	1st (part)	33
Bellefield House Business Centre, 104 New London Road, Chelmsford, CM2 0RG	1st (part)	47

Bellefield House Business Centre, 104 New London Road, Chelmsford, CM2 ORG	1st (part)	52
Bellefield House Business Centre, 104 New London Road, Chelmsford, CM2 ORG	1st (part)	59
Boundary House, 4 County Place, Chelmsford, CM2 ORE	Ground (part)	343
Bridge Farm, Woodhill Road, Chelmsford, CM2 7SG	Barn	96
Buckenham House, 1 Coval Wells, Chelmsford, CM1 1WZ	Entire Building	4166
Cables House, Hall Street, Chelmsford, CM2 OHG	1st	126
Central House, Parkway, Chelmsford, CM2 OUR	Entire Building	1408
Coppleston Court, 1 Wells Street, Chelmsford, CM1 1HH	Ground and 2nd	263
Croxtons Mill, Blasford Hill, Chelmsford, CM3 3PJ	Offices	345
Dorset House, Victoria Road, Chelmsford, CM1 1JR	Basement	135
Dorset House, Victoria Road, Chelmsford, CM1 1JR	Ground and 3rd	644
Fenton House, 85-89 New London Road, Chelmsford, CM2 OPP	4th	502
Fenton House, 85-89 New London Road, Chelmsford, CM2 OPP	3rd	502
Ford House, 31-34 Railway Street, Chelmsford, CM1 1QS	3rd	121
Gemma House, Bury Lane, Chelmsford, CM3 2DG	Ground and 1st	54
Greenwood House, 91-99 New London Road, Chelmsford, CM2 OPP	Ground	173
Greenwood House, 91-99 New London Road, Chelmsford, CM2 OPP	4th (part)	182
Greenwood House, 91-99 New London Road, Chelmsford, CM2 OPP	4th (part)	275
Greenwood House, 91-99 New London Road, Chelmsford, CM2 OPP	1st (part)	478
Greenwood House, 91-99 New London Road, Chelmsford, CM2 OPP	4th (part)	517
Grosvenor House, 53 New London Road, Chelmsford, CM2 OND	2nd and 3rd	524
Halford House, 2 Coval Lane, Chelmsford, CM1 1TD	1st	345
Holly House, 224 New London Road, Chelmsford, CM2 9AE	Ground (part)	15
Hurst House, 131-133 New London Road, Chelmsford, CM2 OQT	Ground (part)	33
Hurst House, 131-133 New London Road, Chelmsford, CM2 OQT	Basement	72
Hyatt Place, 50-60 Broomfield Road, Chelmsford, CM1 1SW	Basement, Reception, Ground, 1st, 2nd and 3rd	2045
Kestrel House, Colchester Road, Chelmsford, CM2 5PF	Entire Building	836
Millars, Hospital Approach, Chelmsford, CM1 7WS	1st (part)	42
Millars, Hospital Approach, Chelmsford, CM1 7WS	1st (part)	72
Millars, Hospital Approach, Chelmsford, CM1 7WS	Ground (part)	121
Millars, Hospital Approach, Chelmsford, CM1 7WS	Ground (part)	186
Moulsham Court, 39 Moulsham Street, Chelmsford, CM2 OHY	Ground (part)	19
New Bridge House, 60-68 New London Road, Chelmsford, CM2 OPD	Entire Building	1697
New Dukes House, 2 Beaufort Road, Chelmsford, CM2 6PS	Entire Building	1566
Office Premises, Upper Chase, Chelmsford, CM2 OBN	Unit 1	39
Office Premises, Upper Chase, Chelmsford, CM2 OBN	Unit 2	53

Office, 16 Main Road, Chelmsford, CM3 4NQ	Entire Building	172
Old Park Farm, Main Road, Chelmsford, CM3 1LN	Unit 21	41
Old Park Farm, Main Road, Chelmsford, CM3 1LN	Unit 19	43
Old Park Farm, Main Road, Chelmsford, CM3 1LN	Unit 3	54
Old Park Farm, Main Road, Chelmsford, CM3 1LN	Unit 5	68
Parkview House, Victoria Road South, Chelmsford, CM1 1NG	Ground	536
Parkview House, Victoria Road South, Chelmsford, CM1 1NG	1st	1231
Parkway House, 49 Baddow Road, Chelmsford, CM2 0XA	2nd (part)	562
Perception House Business Centre, 50b Duke Street, Chelmsford, CM1 1JA	Ground (part)	15
Rochester House, 275 Baddow Road, Chelmsford, CM2 7QA	1st (part)	58
Saxon House, 27 Duke Street, Chelmsford, CM1 1HT	Ground, 1st (part) and 2nd	1646
Springfield House, 29 Springfield Road, Chelmsford, CM2 6JE	3rd	109
Springfield House, 29 Springfield Road, Chelmsford, CM2 6JE	2nd	109
St. Johns Court, Moulsham Street, Chelmsford, CM2 0JD	Ground (part)	118
Steeple House, Church Lane, Chelmsford, CM1 1NH	2nd (part)	81
Steeple House, Church Lane, Chelmsford, CM1 1NH	1st (part)	127
Steeple House, Church Lane, Chelmsford, CM1 1NH	2nd (part)	218
Summit House, Waterloo Lane, Chelmsford, CM1 1BD	1st Floor (part)	143
The Hamilton Centre, Rodney Way, Chelmsford, CM1 3BY	Entire Building	1819
The Old Surgery, Moulsham Street, Chelmsford, CM2 0JJ	Entire Building	162
Townfield House, 27-33 Townfield Street, Chelmsford, CM1 1QL	2nd (part)	103
Townfield House, 27-33 Townfield Street, Chelmsford, CM1 1QL	2nd (part)	151
Victoria House, 101-105 Victoria Road, Chelmsford, CM1 1JR	Entire Building	2498
Whitbreads Business Centre, Chatham Green, Chelmsford, CM3 3LQ	Ground (part)	45
Whitbreads Business Centre, Chatham Green, Chelmsford, CM3 3LQ	Ground	88

Industrial

<u>Address</u>	<u>Unit Description</u>	<u>Unit Size (sqm)</u>
1 Atholl Road, Chelmsford, CM2 6TB	Unit 3	1236
1 Sheepecotes, Chelmsford, CM2 5AE	Unit 1	22250
12 Grafton Place, Chelmsford, CM2 6TG	Unit 8	264
2-6 Russell Way, Chelmsford, CM1 3AB	Unit 2 and Unit 6	913
Bancrofts Road, Chelmsford, CM3 5UQ	Unit 56	181
Bank Chambers, New Street, Chelmsford, CM1 1BA	Ground	91
Banters Lane, Chelmsford, CM3 1QX	Unit 5	438
Brewery Fields, Church Street, Chelmsford, CM2 7LE	Unit 2	182
Channels Business Park, Essex Regiment Way, Chelmsford, CM3 3PZ	Plot 1	749
Channels Business Park, Essex Regiment Way, Chelmsford, CM3 3PZ	Plot 1	2630

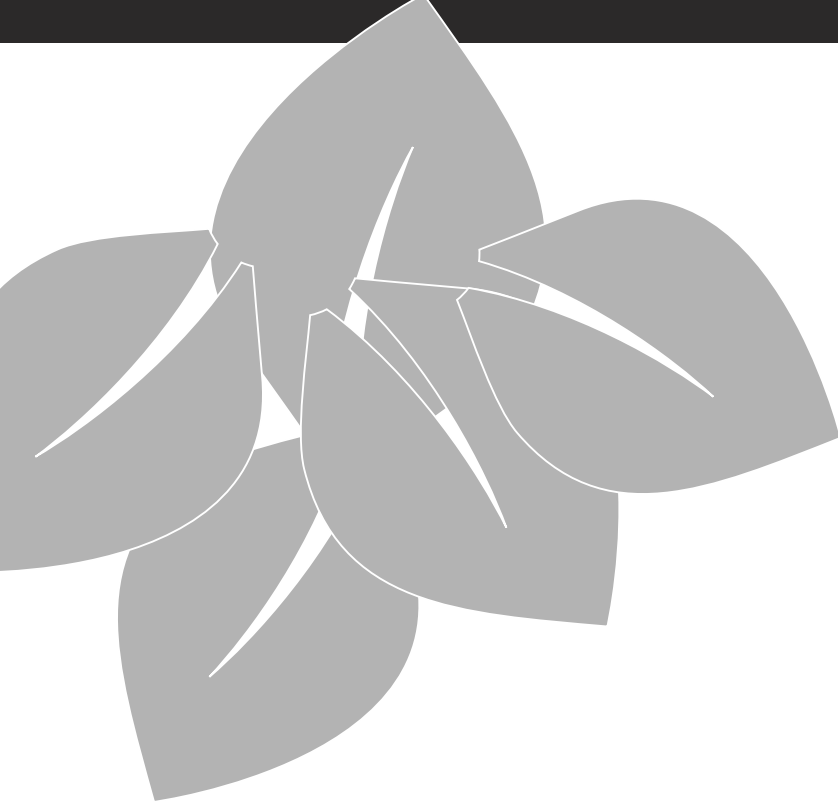
Channels Business Park, Essex Regiment Way, Chelmsford, CM3 3PZ	Plot 5c	6560
Channels Business Park, Essex Regiment Way, Chelmsford, CM3 3PZ	Plot 5b	7600
Channels Business Park, Essex Regiment Way, Chelmsford, CM3 3PZ	Plot 5a	19870
Cornell Industrial Estate, Navigation Road, Chelmsford, CM2 6HE	Unit 2	285
Court Industrial Estate, Navigation Road, Chelmsford, CM2 6ND	Unit 3	199
Drakes Lane Industrial Estate, Drakes Lane, Chelmsford, CM3 3BE	Convair House Unit	397
Eckersley Road, Chelmsford, CM1 1SL	Unit 17	78
Pond View, Banters Lane, Chelmsford, CM3 1NT	Ground	177
Rignals Lane, Chelmsford, CM2 8RF	Unit 3a	174
Rignals Lane, Chelmsford, CM2 8RF	Unit 9a	210
Tattersall Way, Chelmsford, CM1 3UB	Unit 7	316
Tattersall Way, Chelmsford, CM1 3UB	Unit 16A	1031
Tattersall Way, Chelmsford, CM1 3UB	Unit 16B	2052
Writtle Road, Chelmsford, CM1 3BS	Unit 3, Unit 1 and Unit 2	7897

Retail and Leisure

<u>Address</u>	<u>Unit Description</u>	<u>Unit Size (sqm)</u>
1 High Street, Chelmsford, CM1 1BE	Basement and Ground	105
100 Main Road, Chelmsford, CM1 7AE	Entire Building	103
12 Baddow Road, Chelmsford, CM2 0DG	Entire Building	275
15-17 Reeves Way, Chelmsford, CM3 5XF	Retail Unit	53
155 Robin Way, Chelmsford, CM2 8AU	Ground	59
190a Moulsham Street, Chelmsford, CM2 0LG	Ground	80
2-3 Duke Street, Chelmsford, CM1 1HL	Ground	49
24 Baddow Road, Chelmsford, CM2 0DG	Ground	164
24-26 Heralds Way, Chelmsford, CM3 5TQ	Ground	90
247 Springfield Road, Chelmsford, CM2 6JT	Ground Floor	166
259 Broomfield Road, Chelmsford, CM1 4DP	Ground	107
30 The Green, Chelmsford, CM1 3DU	Entire Building	282
30-32 Broomfield Road, Chelmsford, CM1 1SW	Ground	156
30-32 Broomfield Road, Chelmsford, CM1 1SW	Entire Building	263
346 Baddow Road, Chelmsford, CM2 9RA	Entire Building	179
35-36 Duke Street, Chelmsford, CM1 1HY	Ground (part)	125
39 New London Road, Chelmsford, CM2 0ND	Entire Building	92
4 Market Road, Chelmsford, CM1 1XA	Ground	66
40 New Street, Chelmsford, CM1 1PH	Ground	170
5 Can Bridge Way, Chelmsford, CM2 0WP	Entire Building	72
5 Trinity Square, Chelmsford, CM3 5JX	Ground	55

56, 2-6 Duke Street, Chelmsford, CM1 1JA	Ground (part)	32
56, 2-6 Duke Street, Chelmsford, CM1 1JA	Ground (part)	39
56, 2-6 Duke Street, Chelmsford, CM1 1JA	Ground (part)	72
57 Inchbonnie Road, Chelmsford, CM3 5FD	Ground	16
64-68 New London Road, Chelmsford, CM2 0PD	Basement and Ground	121
69-69a High Street, Chelmsford, CM1 1DH	Entire Building	213
7 Market Road, Chelmsford, CM1 1XA	Ground	66
7 The Vineyards, Chelmsford, CM2 7QP	Basement (part) and Ground (part)	102
7 The Vineyards, Chelmsford, CM2 7QP	Basement and Ground	144
76 - 80 Baddow Road, Chelmsford, CM2 7PL	Ground	151
7-9 Broomfield Road, Chelmsford, CM1 1SY	Ground	42
88-92 Kings Road, Chelmsford, CM1 2BB	Ground	42
9 Little Baddow Road, Chelmsford, CM3 4QB	Ground	91
Arch Units, Viaduct Road, Chelmsford, CM1 1TS	Arch 27	87
Bloomsbury Court, Brickfields Road, Chelmsford, CM3 5XB	Ground (part)	66
Bloomsbury Court, Brickfields Road, Chelmsford, CM3 5XB	Ground (part)	66
Bologna House, Marconi Road, Chelmsford, CM1 1LR	Ground	540
Elizabeth House, 28 Baddow Road, Chelmsford, CM2 0DG	Ground	139
Friars House, 6 Parkway, Chelmsford, CM2 0NF	Unit 1 and Unit 2	154
High Chelmer Shopping Centre, Exchange Way, Chelmsford, CM1 1XB	Ground Floor	66
High Chelmer Shopping Centre, Exchange Way, Chelmsford, CM1 1XB	Ground Floor	67
High Chelmer Shopping Centre, Exchange Way, Chelmsford, CM1 1XB	Ground Floor	98
High Chelmer Shopping Centre, Exchange Way, Chelmsford, CM1 1XB	Ground Floor and First Floor	106
High Chelmer Shopping Centre, Exchange Way, Chelmsford, CM1 1XB	Ground Floor	146
High Chelmer Shopping Centre, Exchange Way, Chelmsford, CM1 1XB	Ground Floor	433
Restaurant Kiosk, Market Square, Chelmsford, CM1 1XF	Ground and 1st	331
The Army & Navy, Parkway, Chelmsford, CM2 7GY	Unit E2	130
The Army & Navy, Parkway, Chelmsford, CM2 7GY	Unit A	448
The Meadows Shopping Centre, 42-47 High Street, Chelmsford, CM2 6JX	Ground Floor	112
The Meadows Shopping Centre, 42-47 High Street, Chelmsford, CM2 6JX	Ground Floor	112
The Meadows Shopping Centre, 42-47 High Street, Chelmsford, CM2 6JX	Ground Floor	249
The Waterfront, Wharf Road, Chelmsford, CM2 6YT	Ground	746
Tindal House, Tindal Square, Chelmsford, CM1 1HJ	Entire Building	196

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