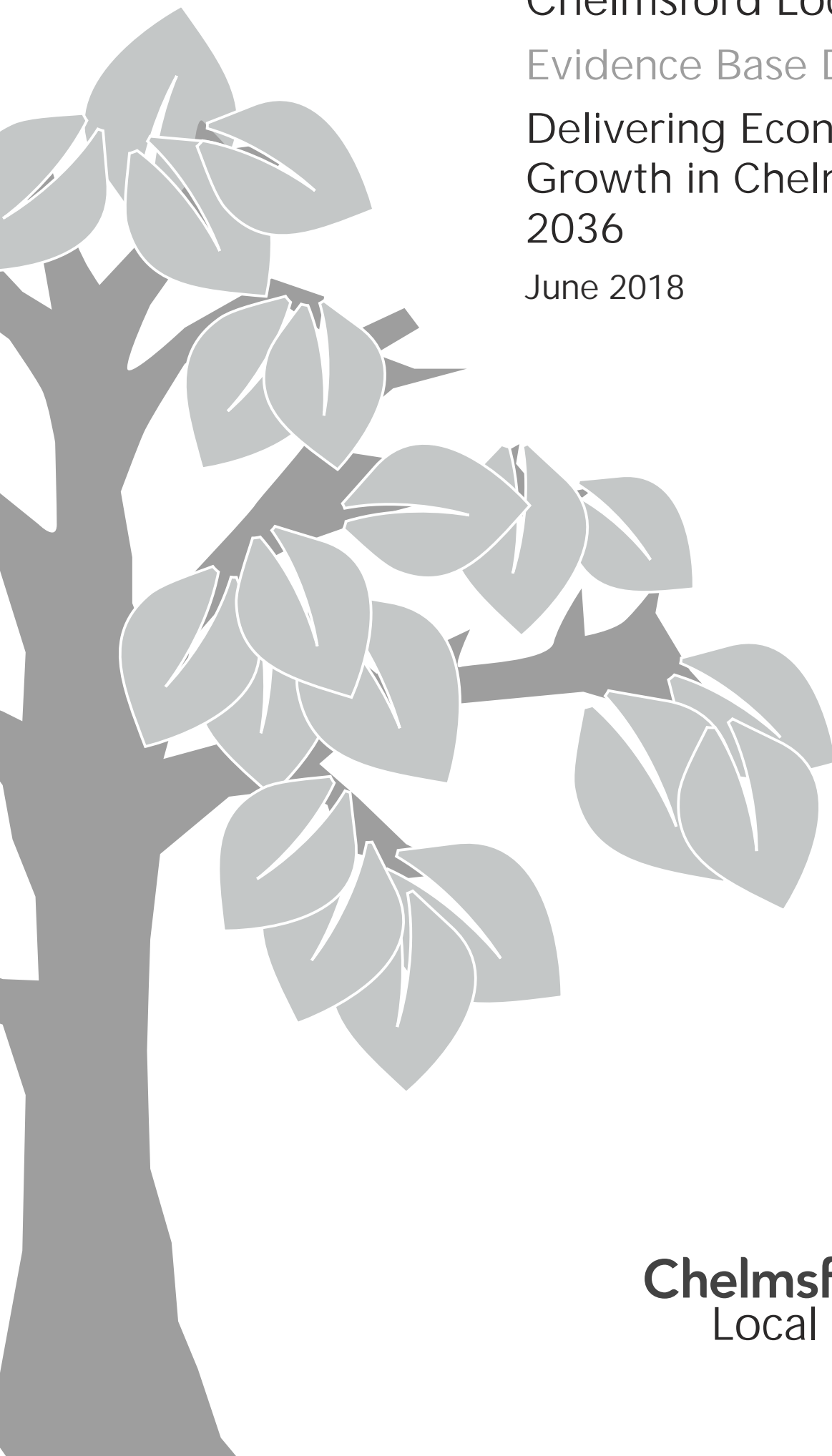


Chelmsford Local Plan

Evidence Base Document

Delivering Economic Growth in Chelmsford to 2036

June 2018



Contents

1. Executive Summary	3
2. The Chelmsford Economy in Context.....	4
Geography and Population.....	4
Employment	5
Business base.....	6
Labour Market	7
3. The Local Plan: The Objectively Assessed Needs Number	8
4. Employment Land Position statement 2017.....	9
5. The New Local Plan – Opportunities for Employment Growth	10
6. The New Local Plan – Existing Commitment	10
7. Vacant floor space assessment.....	11
8. Other Existing Commitments.....	11
9. Self-employment assessment	11
10. Other growth sectors	12
11. The Chelmsford Economic Strategy	12
12. Conclusions	13
Appendix 1 – HCA Employment Density Guide 2015.....	14
Appendix 2 – Existing Vacant Floor Space	15

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 85,000 jobs and over 9,000 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	5349	233
New Local Plan – Existing Commitments	3630	158
Vacant Floor Space	5939	258
Other Existing Commitments	753	33
Self- Employment	1600	70
Total	17,271	752

- 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

¹ Unless otherwise stated, the data used to inform this report has been taken from the Nomis Labour Profile 2018 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 May 2018.

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.

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 174,200. 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.

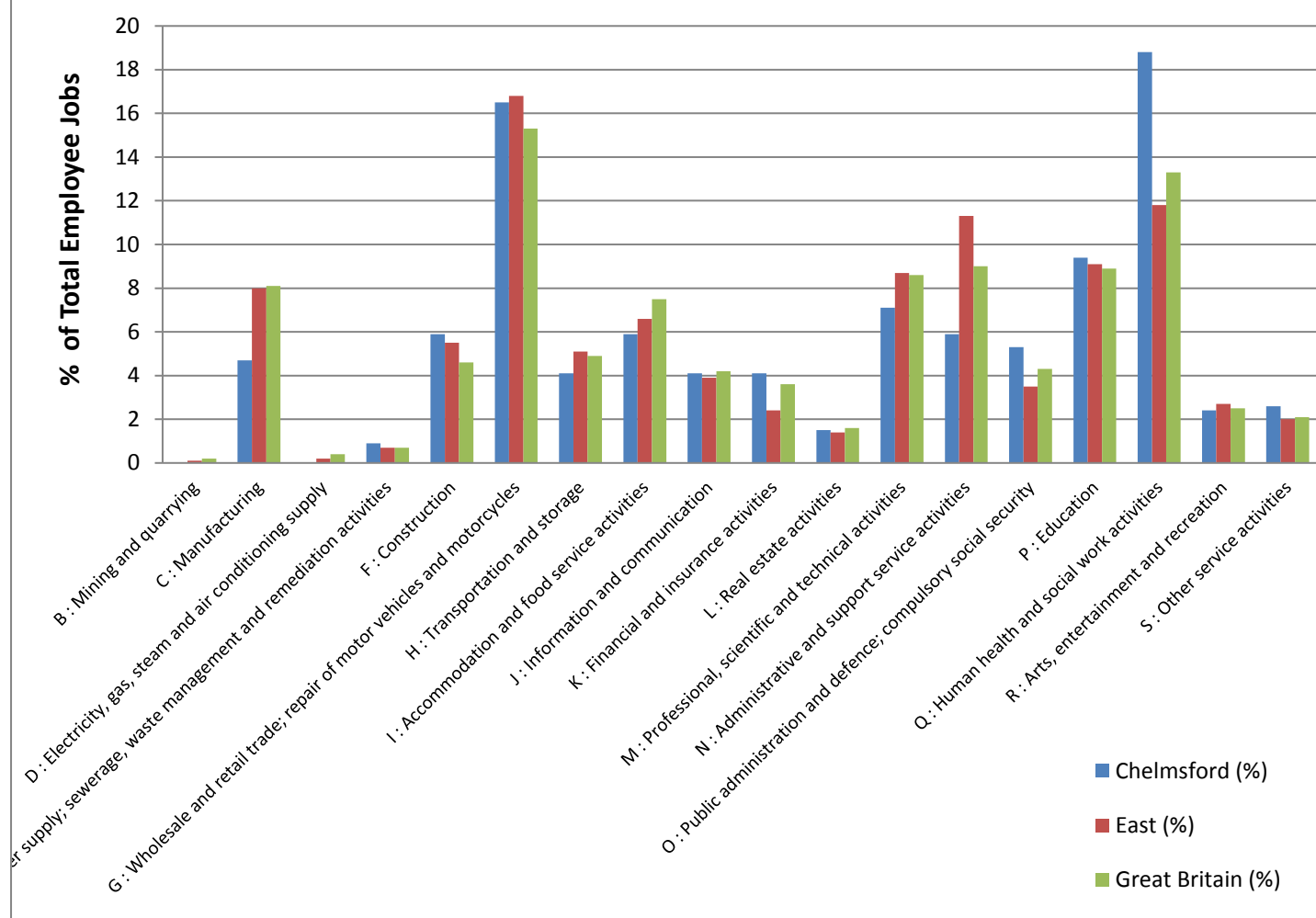
Employment

- 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 2016 stood at 85,000. In 2017, 92,400 (81.0%) 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 33.5% of jobs within education, health and public administration, in comparison to 24.4% in the East of England and 26.5% in Great Britain. This figure is the highest in Essex.

Local Authority	% of employment within education, health and public administration
Chelmsford	33.5%
Southend-on-Sea	33.3%
Colchester	32.3%
Tendering	29.5%
Castlepoint	27.1%
Braintree	24.1%
Basildon	24.1%
Epping	20.1%
Maldon	19.7%
Brentwood	18.7%
Thurrock	18.6%
Uttlesford	16.7%

- 2.9 Retail is also a significant sector for employment within Chelmsford, with 16.5% of jobs in the wholesale and retail sector. Construction has become an increasingly significant industry for employment. In 2016, 5.9% were employed within the construction industry, in comparison to 5.5% in the East of England and 4.6% in Great Britain.

Employee Jobs by Sector in Chelmsford, 2016



Business base

2.10 According to ONS, there are 9,120 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 (£85,000 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 85.3% 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 2016, Chelmsford registered 1,105 births of new enterprises and 965 business deaths². Chelmsford has a business survival rate of 93.0% at one year following business commencement, which is better than both the national and regional trends. Self-employment in Chelmsford is above the regional and national average, with 15.9% of the working-age population falling within this category compared with 11.2% in the East

² ONS – Business Demography Enterprise Births, Deaths and Survivals 2016

of England and 10.6% 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 over 35%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. Over a third (35.6%) of the working age population (108,400) is qualified to degree level (NVQ 4) or above, higher than both Essex (30.6%) and 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 4.7% compared to a national average of 7.7%. Whilst on the surface this indicator appears positive, this skills profile could lead to a deficiency in people prepared to perform unskilled jobs⁴. 0.7% 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 3.3% and 7.0% 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

³ ONS – Business: Local Units by Broad Industry Group 2017

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

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

workforce⁶.

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 Tendring 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
Tendring	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%

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

- 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 2018

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

- 53,935 sqm** of previously committed employment land has been carried forward to the new Local Plan. This equates to **3,630** jobs.
- As of May 2018, there were **192** vacant employment spaces listed in Chelmsford, providing **128,189 sqm** of employment floor space, equating to **5,939** jobs.
- Key existing commitments with secured planning permission will provide **18,917 sqm** of new employment floorspace, this equates to **753** 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 – Preferred Options 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 – Preferred Options 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
3.	East Chelmsford – East of Great Baddow / North of Sandon	Office / High Tech Business Parks 5,000 sqm	417 Office jobs
Location	Growth Area 2 – North Chelmsford		
4.	North East Chelmsford	Office / High Tech Business Parks 45,000 sqm	3750 Office jobs
Location	Growth Area 3 – South and East Chelmsford		
8.	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	4583 Office jobs 766 Food Retail jobs (5349 jobs overall)

6. The New Local Plan – Existing Commitment

6.1 The new Local Plan – Preferred Options 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 – Preferred Options 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.

6.3 In addition, the area known as Channels Business Park, Essex Regiment Way, comprises of plots up to 8.5 acres, with the capacity for up to 13,935 sqm. This development is forecast to see the creation of 297 jobs.

7. Vacant floor space assessment

7.1 As of May 2018, there were 192 vacant employment spaces listed in Chelmsford⁷, ready for occupation. A summary of these listings can be seen in the table below and a detailed record is provided in Appendix 2.

Sector	Number of listings	Combined floor space (sqm)	Jobs equivalent
Office	79	41,527	3,461
Industrial	36	68,985	1,468
Retail	77	17,677	1,010
Total			5,939

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.

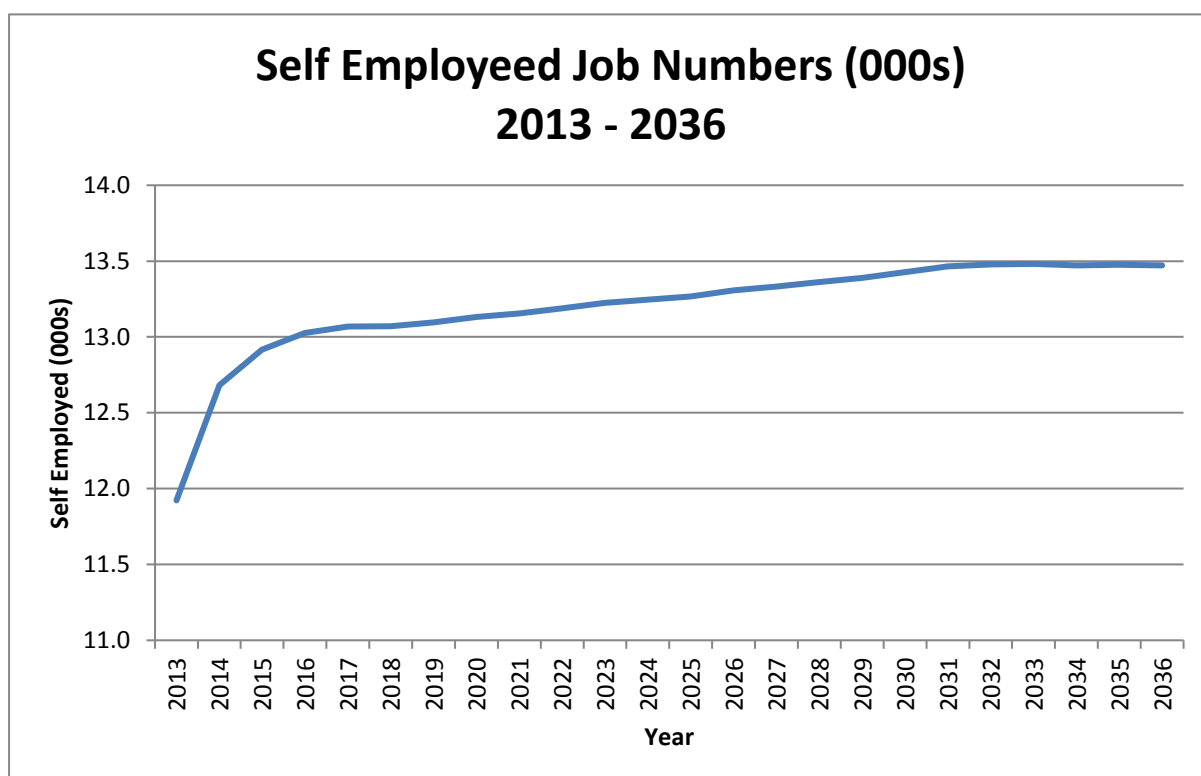
8.2 Some of the key sites that have been granted planning permission, but which have yet reach completion stage are shown in the table below:

Site Name and Location	Projected Floor Space	Jobs Equivalent
New Sainsbury's, Burnham Road, South Woodham Ferrers	8,334 sqm (retail)	476
Trade City, Montrose Road	5,565 sqm (industrial)	118
Land South of Alan Cherry Drive (School of Medicine)	3,594 sqm	40
The Exchange, Colchester Road	1,424 sqm (office)	119
Total		753

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.

⁷ Chelmsford Availability EGI Essex May 2018



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 immense growth with 14,500 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 I – 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 Floor Space

Office

<u>Address</u>	<u>Unit Description</u>	<u>Unit Size (sqm)</u>
1 Threadneedle Street, Chelmsford, Essex, CM1	Offices	120
1, Legg Street, Chelmsford, CM1 1JS	2nd (part)	339
1, Legg Street, Chelmsford, CM1 1JS	Ground (part)	860
10-10a, Duke Street, Chelmsford, CM1 1HL	1st	48
10-10a, Duke Street, Chelmsford, CM1 1HL	2nd	44
19, Springfield Lyons Approach, Chelmsford, CM2 5LB	1st	62
23-27, Moulsham Street, Chelmsford, CM2 0XQ	1st and 3rd	349
2nd & 3rd Office Suite, 3a Tindal Square, Chelmsford	Office Suite	88
47, Moulsham Street, Chelmsford, CM2 0HY	Ground	14
9 Springfield Lyons Approach, Chelmsford, CM2 5LB	Offices	321
Alexandra House, 36a, Church Street, Chelmsford, CM2 7HY	Ground	154
Aquarium 101, 101, Lower Anchor Street, Chelmsford, CM2 0AU	1st (part)	170
Aquarium 101, 101, Lower Anchor Street, Chelmsford, CM2 0AU	1st (part)	103
Aquarium 101, 101, Lower Anchor Street, Chelmsford, CM2 0AU	1st (part)	124
Aquila House, Waterloo Lane, Chelmsford, CM1 1BN	2nd (part)	270
Ashby House, Brook Street, Chelmsford, CM1 1UH	Ground	681
Ashby House, Brook Street, Chelmsford, CM1 1UH	3rd	720
Ashby House, Brook Street, Chelmsford, CM1 1UH	1st	717
Ashby House, Brook Street, Chelmsford, CM1 1UH	2nd	718
Ashby House, Brook Street, Chelmsford, CM1 1UH	4th	696
Atholl House, 65a, Duke Street, Chelmsford, CM1 1JE	Ground	167
Baddow Road, Chelmsford	Serviced offices	39
Buckenham House, 1, Coval Wells, Chelmsford, CM1 1WZ	Entire Building	4,166
Carlton House, 101, New London Road, Chelmsford, CM2 0PP	4th	148
Central House, Parkway, Chelmsford, CM2 0UR	Entire Building	1,408
City Park West, City Park West, Duke Street, Chelmsford, CM1 1LW	Ground and 1st	3,820
CM2 Chelmsford, Colchester Road, Chelmsford, CM2 5PW	Ground, 1st, 2nd and 3rd	4,810
Coppleston Court, 1, Wells Street, Chelmsford, CM1 1HH	Ground and 2nd	263
Cromar Way, CM1, Chelmsford	Serviced office	650
Croxtons Mill, Blasford Hill, Chelmsford, Essex, CM3	Self-contained office	11
Dorset House, Victoria Road, Chelmsford, CM1 1JR	Basement	135
Dorset House, Victoria Road, Chelmsford, CM1 1JR	Ground and 3rd	644
Eastwood House, Glebe Road, Chelmsford, CM1 1QW	Ground (part)	418
Eastwood House, Glebe Road, Chelmsford, CM1 1QW	1st (part)	1,394
Elizabeth House, Baddow Road, Chelmsford, Essex, CM2	Refurbished office	1,294
Fenton House, 85-89, New London Road, Chelmsford, CM2 0PP	4th	502
Fenton House, 85-89, New London Road, Chelmsford, CM2 0PP	3rd	502
Greenwood House, 91-99, New London Road, Chelmsford, CM2 0PP	4th (part)	517
Greenwood House, 91-99, New London Road, Chelmsford, CM2 0PP	1st (part)	478
Grosvenor House, 53, New London Road, Chelmsford, CM2 0ND	Offices	524
Halford House, 2, Coval Lane, Chelmsford, CM1 1TD	1st	345
Hodgson House, 48-56, Rainsford Road, Chelmsford, CM1 2XB	Entire Building	1,181
Hyatt Place, 50-60 Broomfield, Essex, CM1	Refurbished office	1,002
Kingsdale Business Centre, Regina Road, Chelmsford, CM1 1PE	Suite 9	21

Kingsdale Business Centre, Regina Road, Chelmsford, CM1 1PE	Suite 1	46
Lockside Marina, Chelmsford	Office	38
Medbic Business Centre, Alan Cherry Drive, Chelmsford, CM1 1SQ	1st (part)	98
Nelson House, 23-37 Moulsham Street, Chelmsford	Refurbished office (first floor)	173
Nelson House, 23-37 Moulsham Street, Chelmsford	Refurbished office (third floor)	177
New Bridge House, 60-68, New London Road, Chelmsford, CM2 0PD	Entire Building	1,697
Perception House Business Centre, Perception House Business Centre, 50b, Duke Street, Chelmsford, CM1 1JA	2nd (part)	20
Rivermead House, Bishop Hall Lane, Chelmsford, Essex, CM1 1RP	Open plan office suite	75
Rochester House, 275, Baddow Road, Chelmsford, CM2 7QA	1st (part)	30
Rochester House, 275, Baddow Road, Chelmsford, CM2 7QA	Ground (part)	17
Saxon House, 27, Duke Street, Chelmsford, CM1 1HT	Ground, 1st (part) and 2nd	1,646
Springfield Business Park, Springfield Business Park, Boreham Interchange, Chelmsford, CM2 5AS	Suite 5	35
Springfield Business Park, Springfield Business Park, Boreham Interchange, Chelmsford, CM2 5AS	Suite 3	56
Springfield Business Park, Springfield Business Park, Boreham Interchange, Chelmsford, CM2 5AS	Suite 1	13
Springfield House, 29 Springfield Road, Chelmsford, Essex, CM2	Offices over three floors	326
St Benedict House, 17, Springfield Lyons Approach, Chelmsford, CM2 5LB	Ground	103
Stapleford House, 103, Stapleford Close, Chelmsford, CM2 0QX	Entire Building	894
Suite 4, Unit 8, Kingsdale Business Centre, Chelmsford, Essex	Office Suite	21
Suite 5, Unit 8, Kingsdale Business Centre, Chelmsford, Essex	Office Suite	21
Suite 7, Robjohns House, Navigation Road, Chelmsford, Essex, CM2	Range of office suites	39
Suite 7, Unit 8, Kingsdale Business Centre, Chelmsford, Essex	Office Suite	15
Suites 1a & 1b Millars, Hospital Approach, Chelmsford, Essex, CM1	Newly completed office space.	114
Suite 8 Bellefield House Business Centre, 104 New London Road, Chelmsford, Essex	Small first floor office suite	16
Suite 9 Bellefield House Business Centre, 104 New London Road, Chelmsford, Essex	Small first floor office suite	10
Summit House, Waterloo Lane, Chelmsford, CM1 1YG	1st Floor (part)	143
The Gate House, 116, Rainsford Road, Chelmsford, CM1 2QL	Gatehouse & Annex	98
The Hamilton Centre, Rodney Way, Chelmsford, CM1 3BY	Suite 2	53
The Hamilton Centre, Rodney Way, Chelmsford, CM1 3BY	Suite 4	556
The Hamilton Centre, Rodney Way, Chelmsford, CM1 3BY	Suite 3	246
The Hamilton Centre, Rodney Way, Chelmsford, CM1 3BY	Suite 5	413
The Hamilton Centre, Rodney Way, Chelmsford, CM1 3BY	Suite 1	206
Townfield House, 27-33, Townfield Street, Chelmsford, CM1 1QL	2nd (part)	103
Victoria House, 101-105, Victoria Road, Chelmsford, CM1 1JR	Entire Building	2,498
Viewpoint, Burgundy Court, Chelmsford, Essex	Serviced offices	28
Vision Co-working, Saxon House, Duke Street, Chelmsford, Essex, CM1	Offices to let. Co-working space.	465
Total		41,527

Industrial

<u>Address</u>	<u>Unit Description</u>	<u>Unit Size (sqm)</u>
Unit 10-11 Eckersley Road Estate, Chelmsford, Essex, CM1	Commercial building	156
Building is situated with 1/2 mile of A12 Chelmsford/Stock Junction and 13 miles from M25 (Junction 16).	Commercial building	186
Unit 11 Oyster Place, Dukes Park Industrial Estate, Chelmsford, Essex, CM2 6TX	Industrial/Warehouse	7
Unit 1, Court Industrial Estate, Navigation Road, Chelmsford, CM2 6ND	Industrial Unit	295
Unit 1, Kingsdale Business Centre, Regina Road, Chelmsford, CM1 1PE	Light Industrial/Warehouse Unit	229
Unit 5, 8 Hoffmans Way, Chelmsford, Essex, CM1	Industrial Warehouse Unit with first floor office and storage	481
2-6 Russell Way, Chelmsford, CM1	Light Industrial Unit with offices	947
5, Lonebarn Link, Springfield Business Park, Chelmsford, Essex, CM2	Light Industrial factory/warehouse unit	948
Unit 4, Lonebarn Link, Springfield Business Park, Chelmsford, Essex, CM2	Industrial/warehouse with first floor offices	1816
One Northumberland Court, Dukes Park, Chelmsford, Essex, CM2	Light Industrial/Warehouse/Trade Unit	775
Kingsdale Business Centre, Regina Road, Chelmsford, CM1 1PE	Unit 2	216
Eckersley Road Industrial Estate, Eckersley Road, Chelmsford, CM1 1SL	Unit 17	78
Clocktower Industrial Park, Westway, Chelmsford, CM1 2BG	Unit 2	2175
Clocktower Industrial Park, Westway, Chelmsford, CM1 2BG	Unit 1	3630
Clocktower Industrial Park, Westway, Chelmsford, CM1 2BG	Unit 3	1994
Widford Industrial Estate, Widford Industrial Estate, Hanbury Road, Chelmsford, CM1 3AE	Unit 10-12 and Unit 14	1842
Chelmsford Trade Park, Westway, Chelmsford, CM1 3BH	Unit 4	390
Chelmsford Trade Park, Westway, Chelmsford, CM1 3BH	Unit 8	465
Chelmsford Industrial Estate, Tattersall Way, Rodney Way, Chelmsford, CM1 3UB	Unit 8	313
Chelmsford Industrial Estate, Tattersall Way, Rodney Way, Chelmsford, CM1 3UB	Unit 14	604
The Orchard, Vicarage Road, Roxwell, Chelmsford, Essex, CM1	Light industrial for sale	3844
Springfield Business Park, 1, Sheepcotes, Chelmsford, CM2 5AE	Unit 1	22249
Springfield Business Park, Springfield Business Park, Boreham Interchange, Chelmsford, CM2 5AS	Unit 2	1225
Springfield Business Park, Boreham Interchange, Winsford Way, Chelmsford, CM2 5PD	Entire Building	3846
Springfield Business Park, Boreham Interchange, Winsford Way, Chelmsford, CM2 5PD	Entire Building	2067
Springfield Business Park, Boreham Interchange, Winsford Way, Chelmsford, CM2 5PD	Entire Building	2633

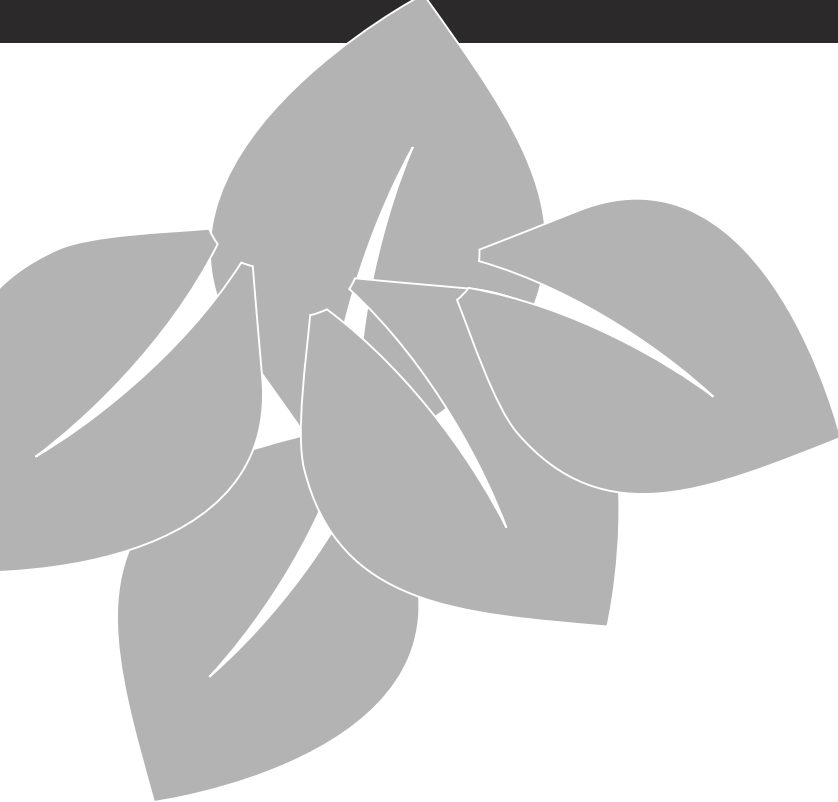
Springfield Business Park, Boreham Interchange, Winsford Way, Chelmsford, CM2 5PD	Entire Building	3281
Springfield Business Park, Boreham Interchange, Winsford Way, Chelmsford, CM2 5PD	Entire Building	1225
Dukes Park Industrial Estate, Duke 65, 2-4, Atholl Road, Chelmsford, CM2 6TB	Units 2-4	6038
Dukes Park Industrial Estate, 1, Atholl Road, Chelmsford, CM2 6TB	Unit 1	1236
Dukes Park Industrial Estate, 1, Atholl Road, Chelmsford, CM2 6TB	Unit 3	1236
Dukes Park Industrial Estate, 12, Grafton Place, Chelmsford, CM2 6TG	Unit 3	319
Dukes Park Industrial Estate, Dukes Park Industrial Estate, Northumberland Court, Chelmsford, CM2 6UW	Unit 1	801
Dukes Park Industrial Estate, Buckingham Court, Chelmsford, CM2 6XW	Unit 5	242
Brewery Fields, Church Street, Chelmsford, CM2 7LE	Unit 6	173
Chelmsford Office & Technology Park, West Hanningfield Road, Chelmsford, CM2 8HN	West Yard	1022
Total		68,985

Retail and Leisure

<u>Address</u>	<u>Unit Description</u>	<u>Unit Size (sqm)</u>
100a Main Road, Broomfield, Chelmsford, CM1 7AE	Refurbished Retail Unit	36
13, The Vineyards, Chelmsford, CM2 7QS	Ground	75
14a, Baddow Road, Chelmsford, CM2 0DG	Ground	50
18, Baddow Road, Chelmsford, CM2 0DG	Entire Building	101
190a, Moulsham Street, Chelmsford, CM2 0LG	Ground	80
19a, High Street, Chelmsford, CM1 1BE	1st (part)	38
20, Baddow Road, Chelmsford, CM2 0DG	Ground	50
21, Wells Street, Chelmsford, CM1 1HX	Ground	31
22, Bond Street, Chelmsford, CM1 1GD	Ground (part)	45
22, New London Road, Chelmsford, CM2 0SW	Ground and 1st	118
24, Baddow Road, Chelmsford, CM2 0DG	Ground	164
24, Village Square, Chelmsford, CM2 6RF	Ground	54
3, Bond Street, Chelmsford, CM1 1GD	Ground	50
4, Bond Street, Chelmsford, CM1 1GD	Ground	71
4, Duke Street, Chelmsford, CM1 1HL	Ground	38
4, Market Road, Chelmsford, CM1 1XA	Ground	66
4, Village Square, Chelmsford, CM2 6RF	Ancillary and Ground	105
40, New Street, Chelmsford, CM1 1PH	Ground	170
47a Moulsham Street, Chelmsford, Essex	Newly formed retail unit	14
5, Can Bridge Way, Chelmsford, CM2 0WP	Entire Building	72
5, Springfield Road, Chelmsford, CM2 6FA	Ground	339
55, Moulsham Street, Chelmsford, CM2 0JA	Entire Building	116
56 Duke Street, Chelmsford	Three interconnected ground floor retail	131

	units with ground rents for 8 flats above	
59, High Street, Chelmsford, CM1 1DH	Entire Building	185
6, Tindal Street, Chelmsford, CM1 1ER	Entire Building	167
6, Victoria Court, New Street, Chelmsford, CM1 1GP	Ground	161
69-69a, High Street, Chelmsford, CM1 1DH	Entire Building	200
7, The Vineyards, Chelmsford, CM2 7QP	Basement and Ground	144
8 Baddow Road, Chelmsford, Essex, CM2	Restaurant	339
Anne Knight Building, Duke Street, Chelmsford, CM1 1LW	Unit 1	187
Beaulieu Square, White Hart Lane, Chelmsford, CM1 6TD	Ground	100
Beaulieu Square, White Hart Lane, Chelmsford, CM1 6TD	Ground	140
Beaulieu Square, White Hart Lane, Chelmsford, CM1 6TD	Ground	100
Beaulieu Square, White Hart Lane, Chelmsford, CM1 6TD	Ground	100
Beaulieu Square, White Hart Lane, Chelmsford, CM1 6TD	Ground	100
Beaulieu Square, White Hart Lane, Chelmsford, CM1 6TD	Ground	101
Beaulieu Square, White Hart Lane, Chelmsford, CM1 6TD	Ground	101
Beaulieu Square, White Hart Lane, Chelmsford, CM1 6TD	Ground	170
Bond Street, Bond Street, High Street, Chelmsford, CM1 1BE	Ground Floor	122
Bond Street, Bond Street, High Street, Chelmsford, CM1 1BE	Ground Floor	61
Burgundy Court, 64-66, Springfield Road, Chelmsford, CM2 6JY	Ground	399
Elizabeth House, 28, Baddow Road, Chelmsford, CM2 0DG	Ground	139
High Chelmer Shopping Centre, High Chelmer Shopping Centre, Exchange Way, Chelmsford, CM1 1XB	Ground Floor	433
High Chelmer Shopping Centre, High Chelmer Shopping Centre, Exchange Way, Chelmsford, CM1 1XB	Ground Floor	146
Marconi Evolution, Bologna House, Marconi Road, Chelmsford, CM1 1LR	Ground	540
Marconi Evolution, Marconi Evolution, New Street, Chelmsford, CM1 1PR	Unit H1	70
Marconi Evolution, Marconi Evolution, New Street, Chelmsford, CM1 1PR	Unit D2	99
Marconi Evolution, Marconi Evolution, New Street, Chelmsford, CM1 1PR	Unit N1	153
Marconi Evolution, Marconi Evolution, New Street, Chelmsford, CM1 1PR	Unit F2	153
Marconi Evolution, Marconi Evolution, New Street, Chelmsford, CM1 1PR	Unit H2	90
Marconi Evolution, Marconi Evolution, New Street, Chelmsford, CM1 1PR	Unit G	125
Marconi Evolution, Marconi Evolution, New Street, Chelmsford, CM1 1PR	Unit R	367
Marconi Evolution, Marconi Evolution, New Street, Chelmsford, CM1 1PR	Unit F1	153
Park Central, Park Central, 1, Dukes Walk, Chelmsford, CM1 1GZ	Ground (part)	535
Park Central, Park Central, 1, Dukes Walk, Chelmsford, CM1 1GZ	Ground (part)	150
Park Central, Park Central, 1, Dukes Walk, Chelmsford, CM1 1GZ	Ground (part)	163
Part Ground Floor, 1-4 Market Square, High Chelmer Shopping Centre, Chelmsford, Essex, CM1 1XF	Concession within F45 Training	61
Riverside Retail Park (Chelmsford), Riverside Retail Park (Chelmsford), Victoria Road, Chelmsford, CM1 1AN	Ground	871

School Lane, Chelmsford, Essex	Lock-Up Shop	110
The Army & Navy, Parkway, Chelmsford, CM2 7GY	Unit E2	130
The Bringy, Chelmsford, Essex	3 newly formed retail units. Additional storage unit available.	163
The Meadows Retail Park, The Meadows Retail Park, Wharf Road, Chelmsford, CM2 6FD	Ground Level	311
The Meadows Retail Park, The Meadows Retail Park, Wharf Road, Chelmsford, CM2 6FD	Ground Level	460
The Meadows Shopping Centre, The Meadows Shopping Centre, 42-47, High Street, Chelmsford, CM2 6JX	Ground Floor	311
The Meadows Shopping Centre, The Meadows Shopping Centre, 42-47, High Street, Chelmsford, CM2 6JX	Ground Floor	33
The Meadows Shopping Centre, The Meadows Shopping Centre, 42-47, High Street, Chelmsford, CM2 6JX	Ground Floor	112
The Meadows Shopping Centre, The Meadows Shopping Centre, 42-47, High Street, Chelmsford, CM2 6JX	Ground Floor	344
The Street, Little Waltham, CM3	Mixed use Investment Opportunity / Retail Premises	186
The Waterfront, Wharf Road, Chelmsford, Essex, CM2	Restaurant- new build	746
Tindal House, Tindal Square, Chelmsford, CM1 1HJ	Entire Building	196
Westway Retail Park, Westway Retail Park, Westway, Chelmsford, CM1 3BH	Ground	650
Westway Retail Park, Westway Retail Park, Westway, Chelmsford, CM1 3BH	Ground	139
Westway Retail Park, Westway Retail Park, Westway, Chelmsford, CM1 3BH	Ground	1022
Westway Retail Park, Westway Retail Park, Westway, Chelmsford, CM1 3BH	Ground	139
Westway Retail Park, Westway Retail Park, Westway, Chelmsford, CM1 3BH	Ground	1208
Westway Retail Park, Westway Retail Park, Westway, Chelmsford, CM1 3BH	Ground	1672
Westway Retail Park, Westway Retail Park, Westway, Chelmsford, CM1 3BH	Ground	604
Total		17,677



This publication is available in alternative formats including large print, audio and other languages

Please call 01245 606330

Planning and Housing Policy and Economic
Development and Implementation
Directorate for Sustainable Communities
Chelmsford City Council
Civic Centre
Duke Street
Chelmsford
Essex
CM1 1JE

Telephone 01245 606330
planning.policy@chelmsford.gov.uk
www.chelmsford.gov.uk

Document published by
Planning and Housing Policy
© Copyright Chelmsford City Council

