

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 freehold commercial property\*.**
- **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.

\* Tenure is 999 year leasehold (virtual freehold).  
† 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.

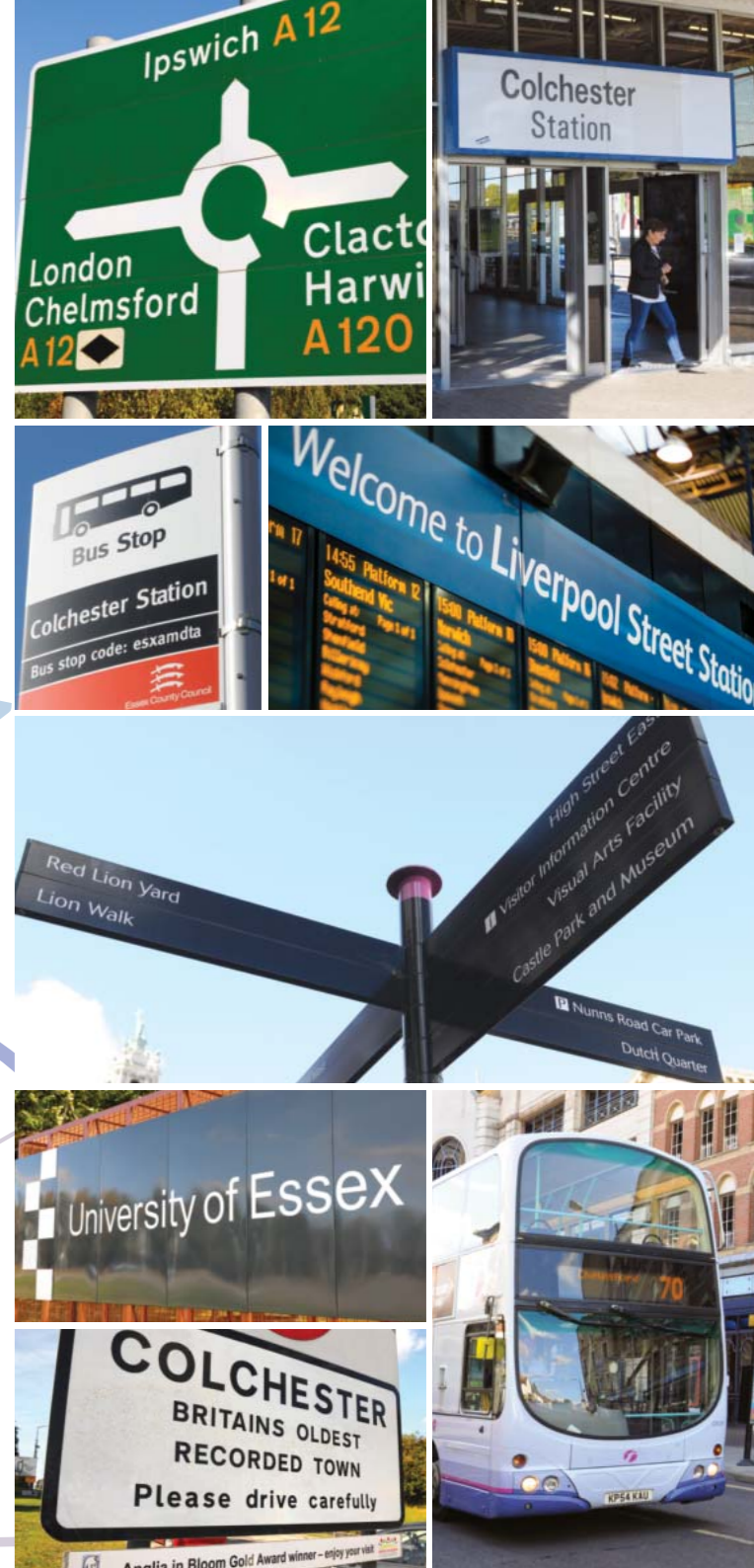
# Connect

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:		 BY BIKE:	
Colchester Station	10 mins	Waitrose	12 mins
Town Centre	16 mins	Colchester Train Station	19 mins
Harwich	20 mins	Colchester Bus Station	19 mins
Ipswich	24 mins	Castle Museum	20 mins
London Stansted 	42 mins	Town Centre	22 mins
Brentwood	43 mins	University of Essex Campus	23 mins
London Southend 	50 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



a place to meet

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.



embrace, evolve

# 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.

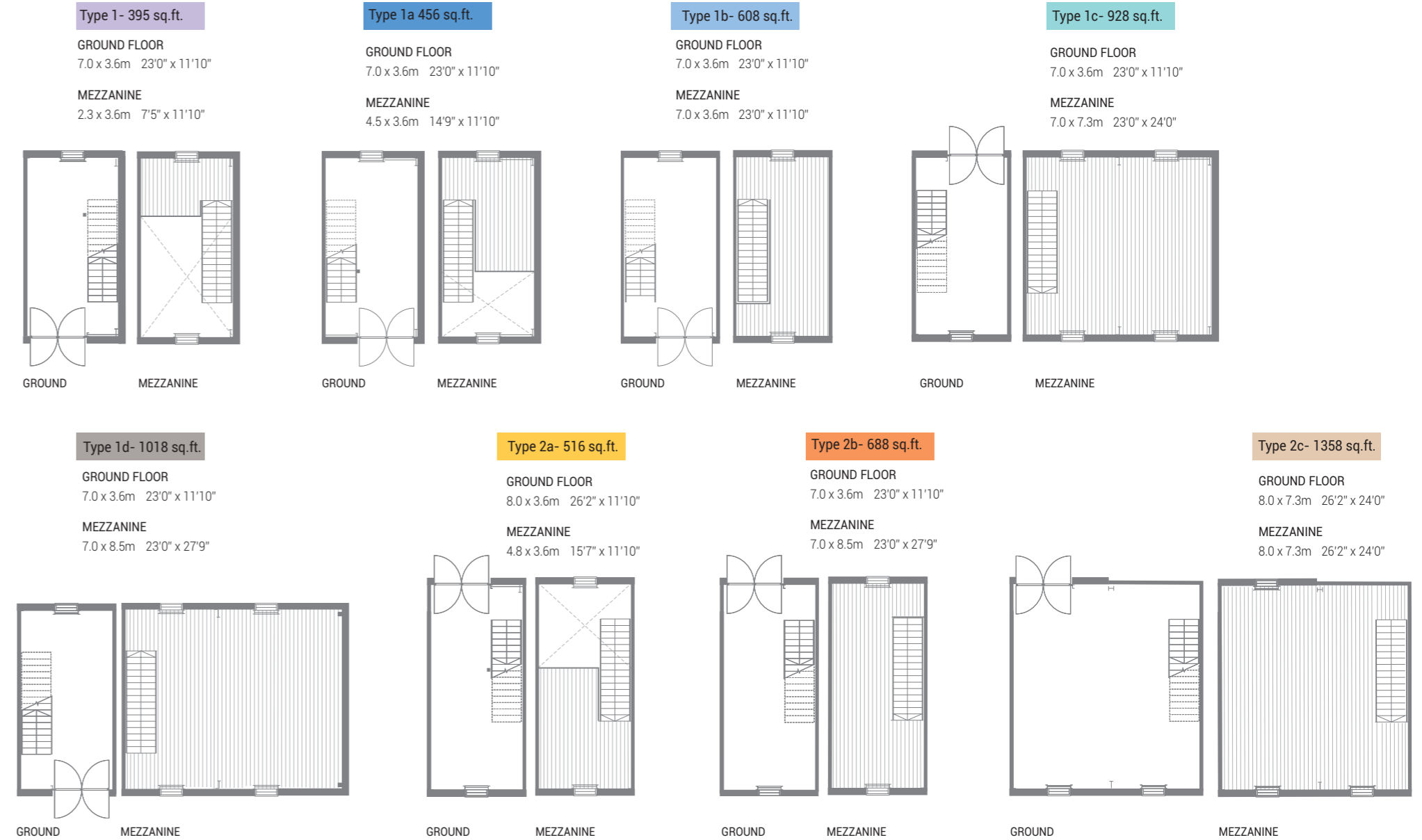


functional & flexible

MULTI-PURPOSE WORKSPACE

Each unit is designed to offer maximum versatility with up to 7 metres (23 foot) roof height and a choice of 8 workspace areas ranging from 395 sqft up to 1358 sqft, each with a mezzanine level and double swing door access.





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 showroom, workshop, studio, storage, office and gallery adaptability.

**workspace**  
TAILOR MADE FOR YOU

# bespoke

BY DESIGN

Each unit can be adapted to a range of interior design finishes including loft style, urban retro, contemporary or fully bespoke to suit owners' individual business needs.

Flooring options will extend to polished concrete, woodstrip, carpet or tiles, while wall finishes can be specified in polished plaster, slip brick, wall paper or paint textures.

## 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

- Upgrade options for various floor finishes (wooden floor / carpet tiles / luxury vinyl tiles).
- Feature wall finishes with baseboard (brick slips / polished plaster / wallpaper etc).
- Encasing of exposed steelwork surrounding doors and windows.
- Increased number of lighting units and small power outlets throughout.
- Enhanced staircase with contemporary timber treads and balustrading options.
- Bespoke furniture packages (desks / task chairs / storage / planting etc).

Note: The enhanced interior finishes are subject to additional cost.



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 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).



# evolve

A Galliard Homes Group Company

Galliard Homes sales enquiries:  
020 3146 4786  
enquiries@evolveworks.co.uk  
[evolveworks.co.uk](http://evolveworks.co.uk)

APPOINTED AGENTS:

**NEWMAN**  
COMMERCIAL PROPERTY CONSULTANTS  
**01206 - 85 45 45**  
[www.newmancommercial.co.uk](http://www.newmancommercial.co.uk)

**FennWright.**  
**01206 216565**  
[fennwright.co.uk](http://fennwright.co.uk)

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