



TO LET – RETAIL OPPORTUNITY AVAILABLE Q2 2025

Beaulieu Park Station, CM3 3HR

greateranglia

Location:

The new railway station will be situated approximately 2.72 miles north-east of Chelmsford Station (between Chelmsford and Hatfield Peverel stations) on the Great Eastern Main Line (GEML).

The Station will serve medium and long-distance trains on the route from London Liverpool Street to Norwich.

The scheme also includes an interchange, taxi ranks, drop off areas, extensive car parking and cycle storage. It will increase transportation options for existing residents and will provide additional capacity for the potential growth in the area; due to planned housing developments.

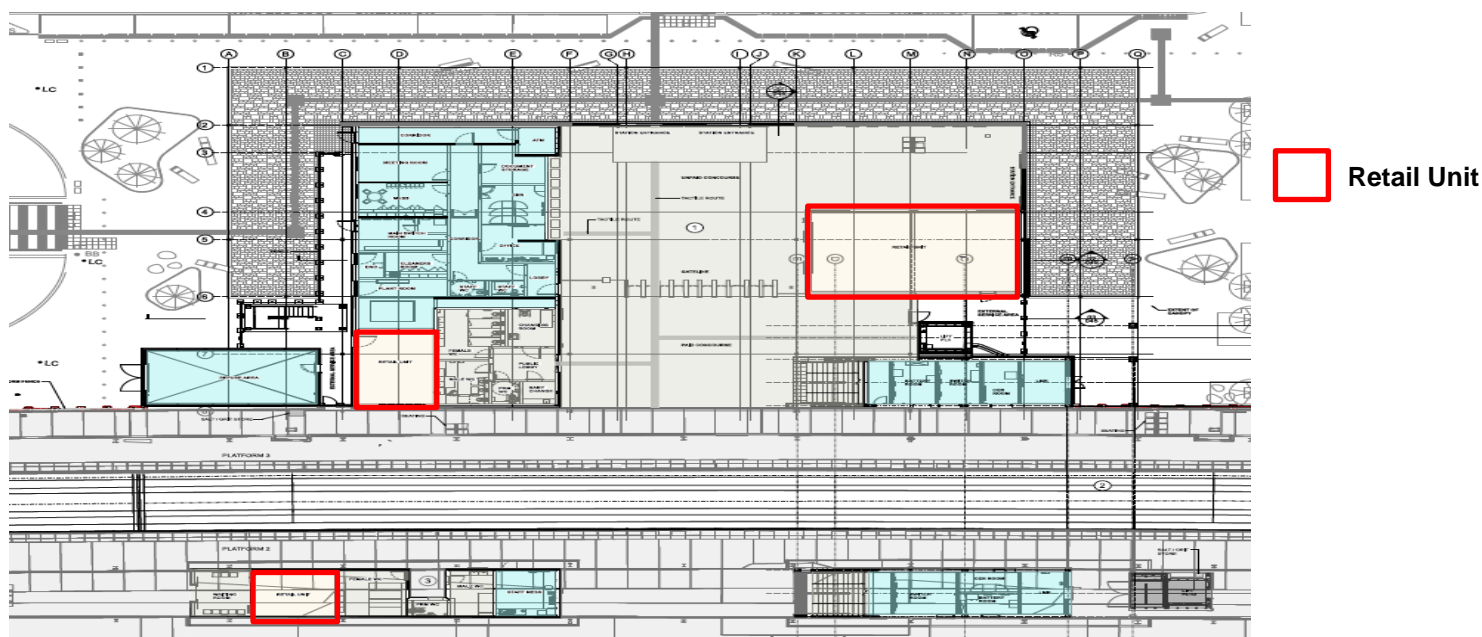
**Estimated
770,00 rising
to 1.5m in 5
years
Annual Footfall***

The delivery of the new station at this location is a priority for Chelmsford City Council and Essex County Council. It is also identified as a transport priority in the South East Local Enterprise Partnership's (SELEP) Strategic Economic Plan and Network Rail's Strategic Plan.

* Footfall figures from the business plan supporting station development

Property:

The new station will provide 3 separate retail opportunities with a flexible open plan layout suitable for a variety of uses. Each unit will include drainage connections and benefit from 100amp power supplies off their own distribution board. Storage is to be contained within the unit footprint.



Schedule of Units:

Retail 1 : 117.9 sq.m. 1,269 sq.ft

Located on the main concourse before the gate line the unit is the largest of the three and is suitable for a convenience store or grab and go coffee / food retailer.

Retail 2: 43.20 sq.m. 465 sq.ft

Located on the Norwich bound platform with frontage and direct access to the platform.

Retail 3: 23.50 sq.m. 253 sq.ft

Located on the central platform serving London bound trains. Access directly through the enclosed waiting room with the potential for a serving hatch direct to the platform.

Rent:

To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent based on turnover.

For further detail about this opportunity please contact enquiries@advanceventures.co.uk

Rates, Services & Insurance

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

Costs:

The incoming occupier will be responsible for all the Landlord and Superior Landlord legal and professional fees

Abellio Greater Anglia Limited is a company registered in England and Wales with company number 06428369 and as lessor of this property gives notice that:

- (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract.
- (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT.
- (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order.
- (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required.
- (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.