

HOME SENSE
OPENING SEPTEMBER 2016

MORGAN WILLIAMS



CHELMSFORD RIVERSIDE RETAIL PARK

144,469 SQ FT (13,421 SQ M) OF ACCOMMODATION

CHELMSFORD RIVERSIDE RETAIL PARK

DEMOGRAPHICS:

DRIVE TIME – 0-10 MINUTES

Population:

92,454

Households:

38,748

Economic Activity (16-74 yrs):

75.4%

Household car ownership:

81%

Social Class ABC1:

64.4%

DRIVE TIME – 0-20 MINUTES

Population:

213,565

Households:

88,258

Economic Activity (16-74 yrs):

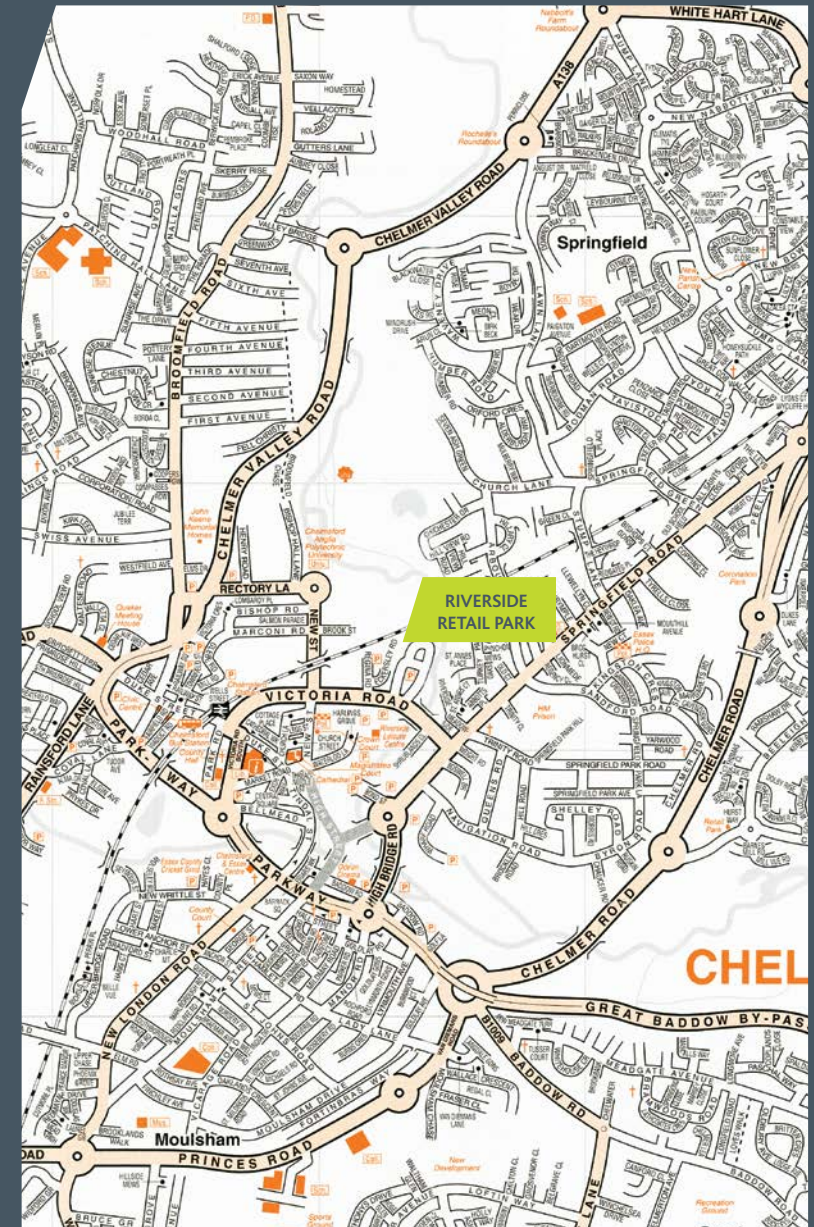
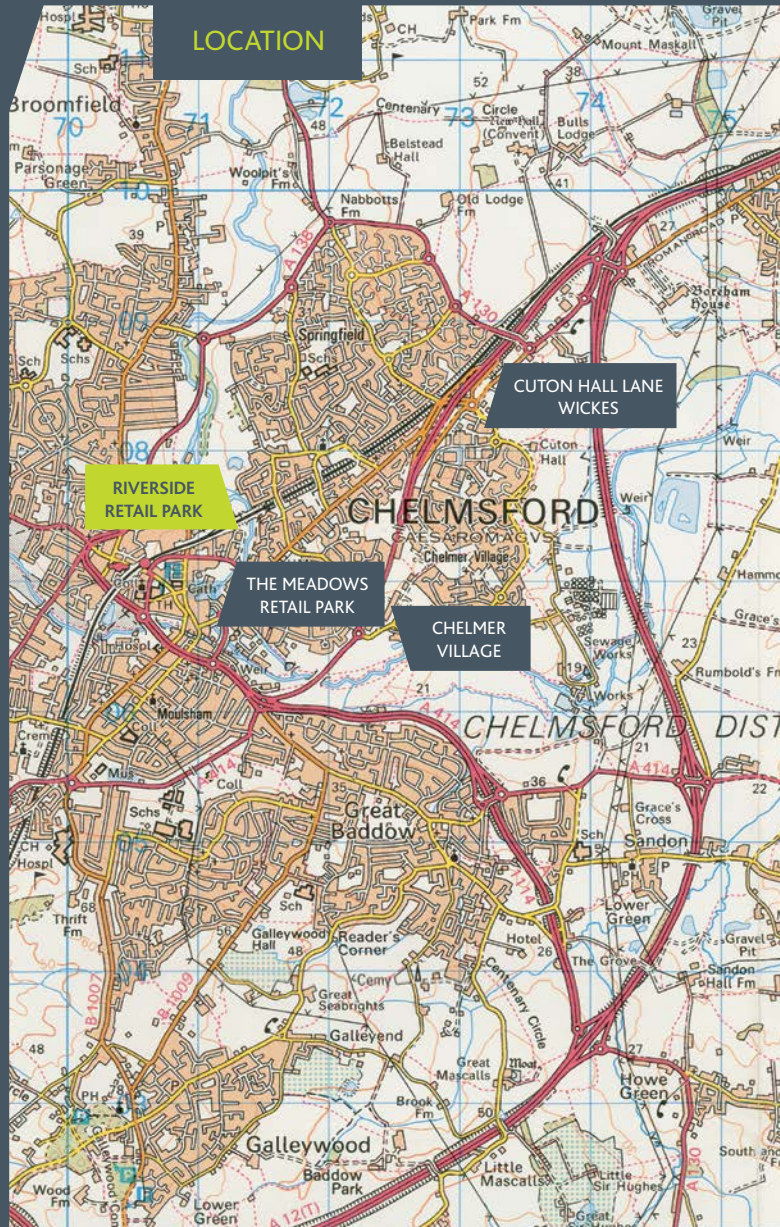
73.3%

Household car ownership:

84.1%

Social Class ABC1:

63.1%



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SCHEME PLAN

KEY DETAILS:

- The retail park is located to the north east of the town centre on Victoria Road, which forms part of the town centre ring road (A1099)
- The park is situated approximately 500m to the east of the mainline railway station within walking distance of the town centre and Meadows Shopping centre, The Riverside Ice Rink and Leisure Centre is located directly opposite Riverside Retail Park
- Sat Nav: CM1 1AN
- Riverside Retail Park comprises 144,469 sq ft (13,421 sq m) of accommodation arranged in an 'L' shape over two terraces with a separate unit occupied by McDonald's and Cycles UK
- There are 510 car parking spaces, offering a ratio of 1:283 sq ft
- The scheme benefits from an Open A1 (non-food) consent, with further allowance for some food, and Class D2. There is no restriction on sub-division of the units
- The buildings are of steel portal frame construction with brick elevations



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