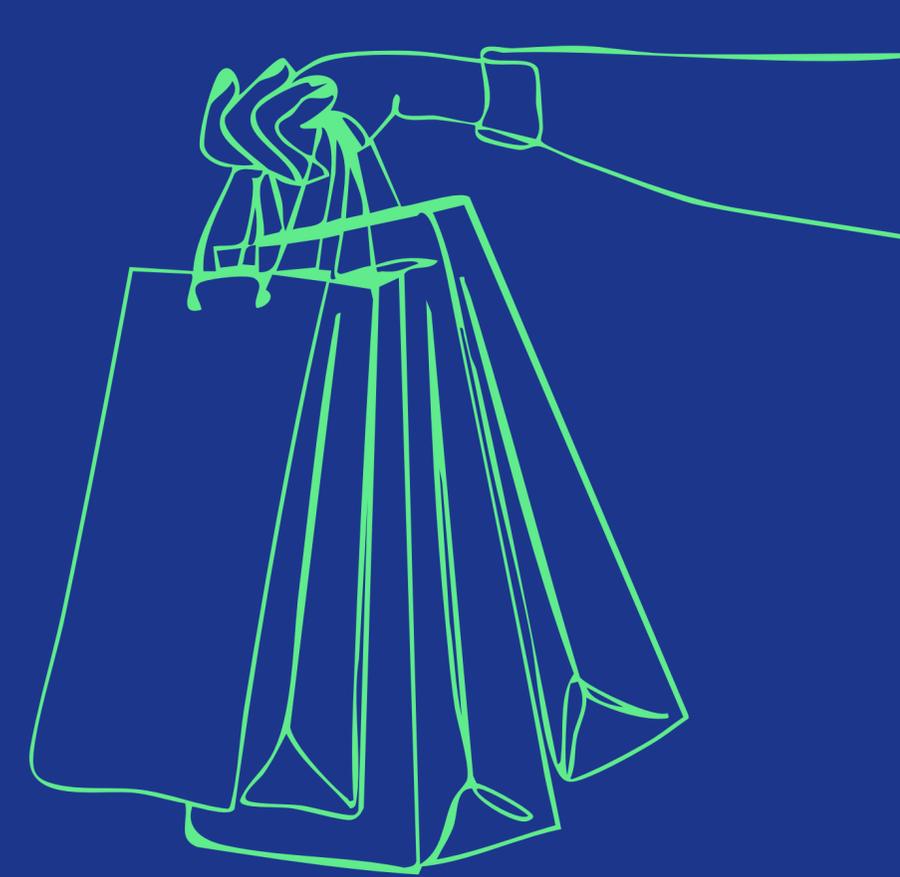


**Meadows**

CHELMSFORD CM2 6FD

**Retail & Leisure  
Units Available**



The Meadows presents a retail and leisure destination within the centre of thriving county town of Chelmsford.

Exciting Retail, Leisure  
and F&B riverside  
opportunities from  
1,500 to 30,000 sq ft.

20,000 sq ft  
**tenpin**  
opening  
early 2026.



# Meadows Scheme Overview

2012



One of UK's newest cities, granted status in 2012 as part of The Queen's Diamond Jubilee celebrations.

155,000 sqft



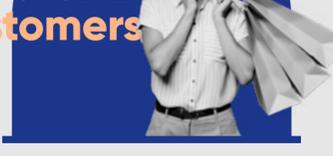
155,000 sqft of shopping, with 39 units benefitting from both riverside, and high street frontage.

NEW



Significant investment into the scheme, including the development of the new Leisure Quarter.

900,000 potential customers



Total catchment of over 900,000 potential customers within a 30 minute drive of The Meadows.

63% A B C



63% of Chelmsford's population is within the highest social grade of A, B & C1 groupings.

2019



In 2019, The Times listed the city as one of the best places to live in the UK, for food, culture, shopping and education.

692



692 parking spaces, 454 Q Park spaces opposite the Odeon Cinema plus another 238 to the rear.

11,000 businesses



Chelmsford is one of the largest and most affluent retail centres in Essex, with a thriving economy.

50,000 jobs



Chelmsford's economy is experiencing growth, with plans for continued expansion and job creation to follow.

7 million



The railway station is the busiest station in the east of England with over 7 million passengers a year.

34 minutes

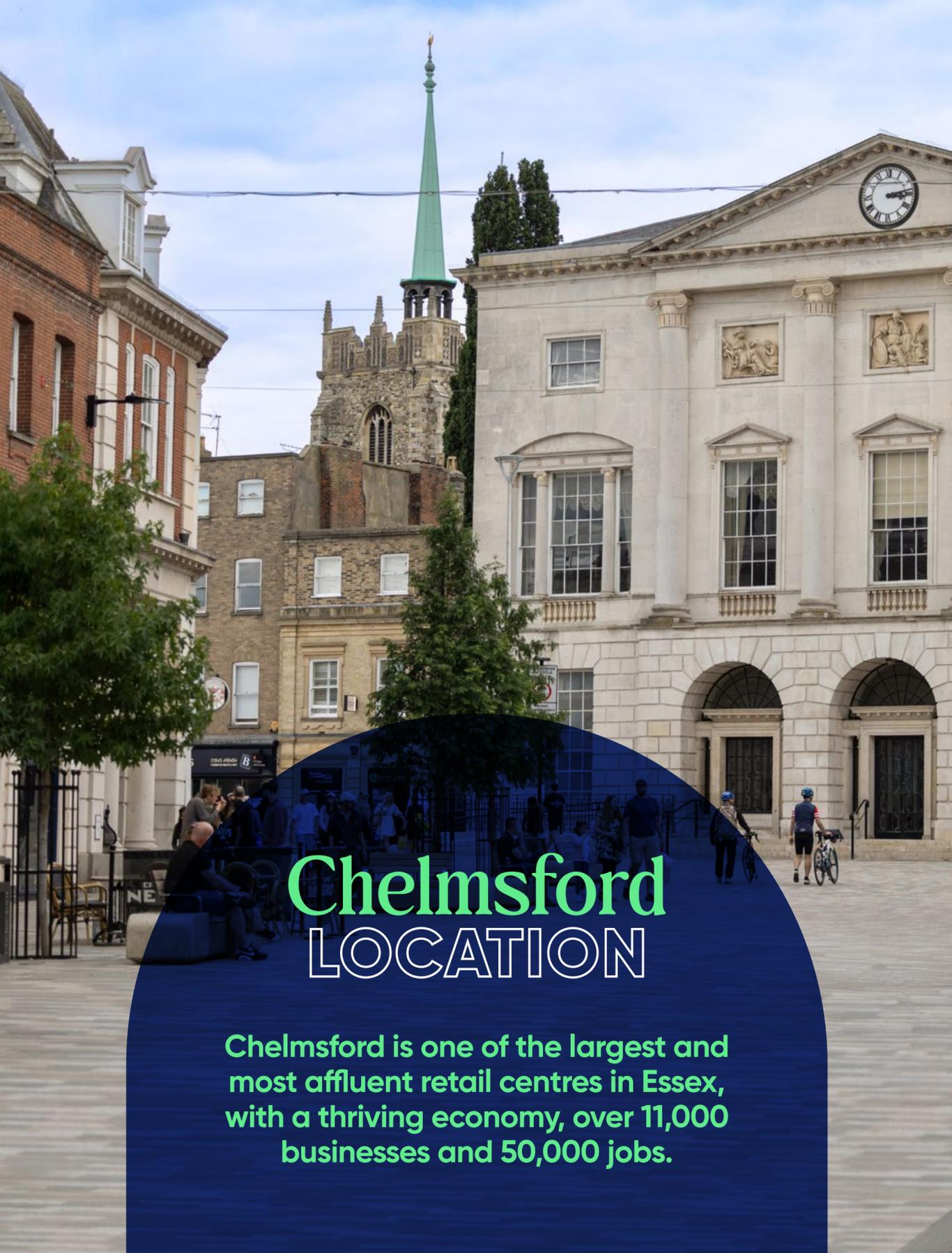


The commuter service to London Liverpool Street Station, has a fastest journey time of just 34 minutes.

18 miles



Stansted Airport is 18 miles to the North West, London City Airport is 35 miles to the South West.



# Chelmsford LOCATION

Chelmsford is one of the largest and most affluent retail centres in Essex, with a thriving economy, over 11,000 businesses and 50,000 jobs.



## ROAD

The city provides excellent communication links with the A12 offering dual carriageway access to the M25, 12 miles to the south west. Other nearby roads include the A131 running north of Braintree and south to Basildon and the A414 which runs west to Harlow.



## RAIL

Chelmsford railway station is a fast and frequent commuter service to London Liverpool Street Station, with a fastest journey time of 34 minutes. The station is the busiest station in the east of England with over 7 million passengers a year.



## AIR

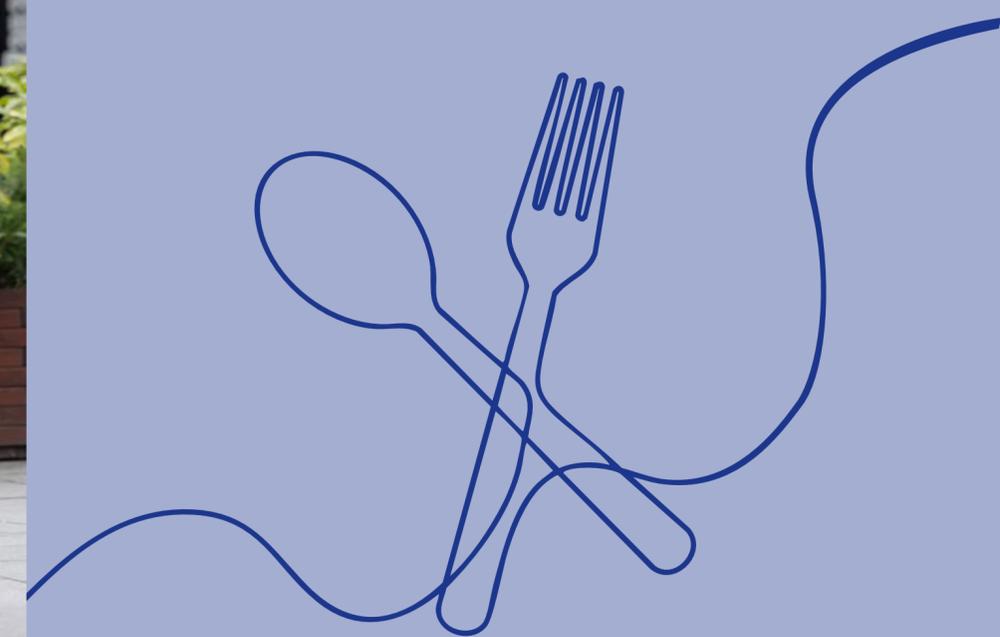
Chelmsford is only 18 miles from London Stansted Airport for domestic and international flights, with great transport links between the two. London City Airport is 35 miles, Luton Airport is 48 miles, Heathrow and Gatwick Airports are 58 miles away by car.





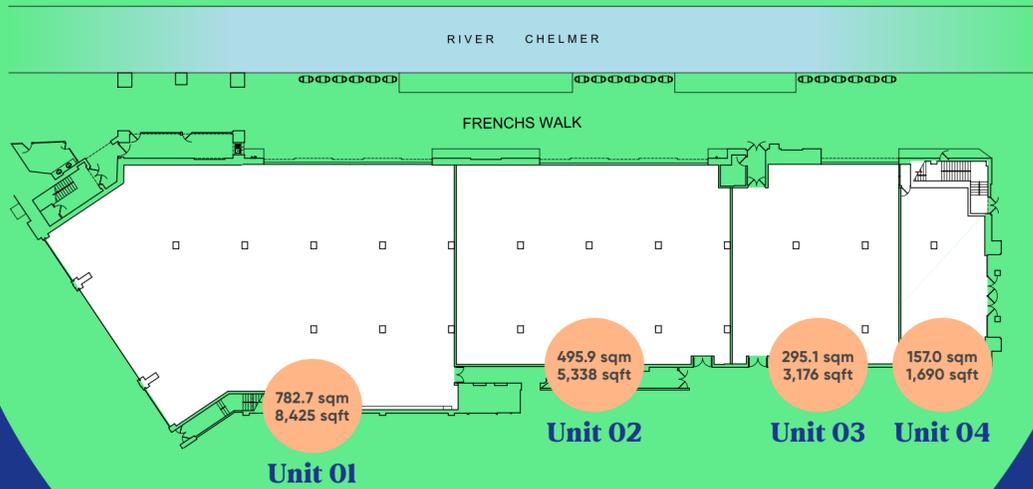
Chelmsford is the principal commercial and retail destination for Essex and is projected to see significantly above average growth in population within its Retail Market Area over the period 2024-2029.





# The Leisure Quarter

Significant investment planned to transform the former BHS premises into a Leisure and F&B destination fronting onto the River Chelmer.



Plan shows the proposed split of The Leisure Quarter at The Meadows.

Existing nearby leisure occupiers include:





# Contacts

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**Meadows**

CHELMSFORD CM2 6FD

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