

45 Broomfield Road  
Chelmsford  
Essex  
CM1 1SY

## TO LET - By Way of New Lease

**£45,000 Per annum**

Located in the heart of Chelmsford on Broomfield Road which runs from Duke Street to Parkway (A1016)  
Chelmsford (Greater Anglia) is a short walk away.



**Paul Simon Seaton**  
Commercial & Investment

**[www.psscommercial.com](http://www.psscommercial.com)**

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

**0208 800 4321**

[info@psscommercial.com](mailto:info@psscommercial.com)

# Description

## PROVISIONAL DETAILS

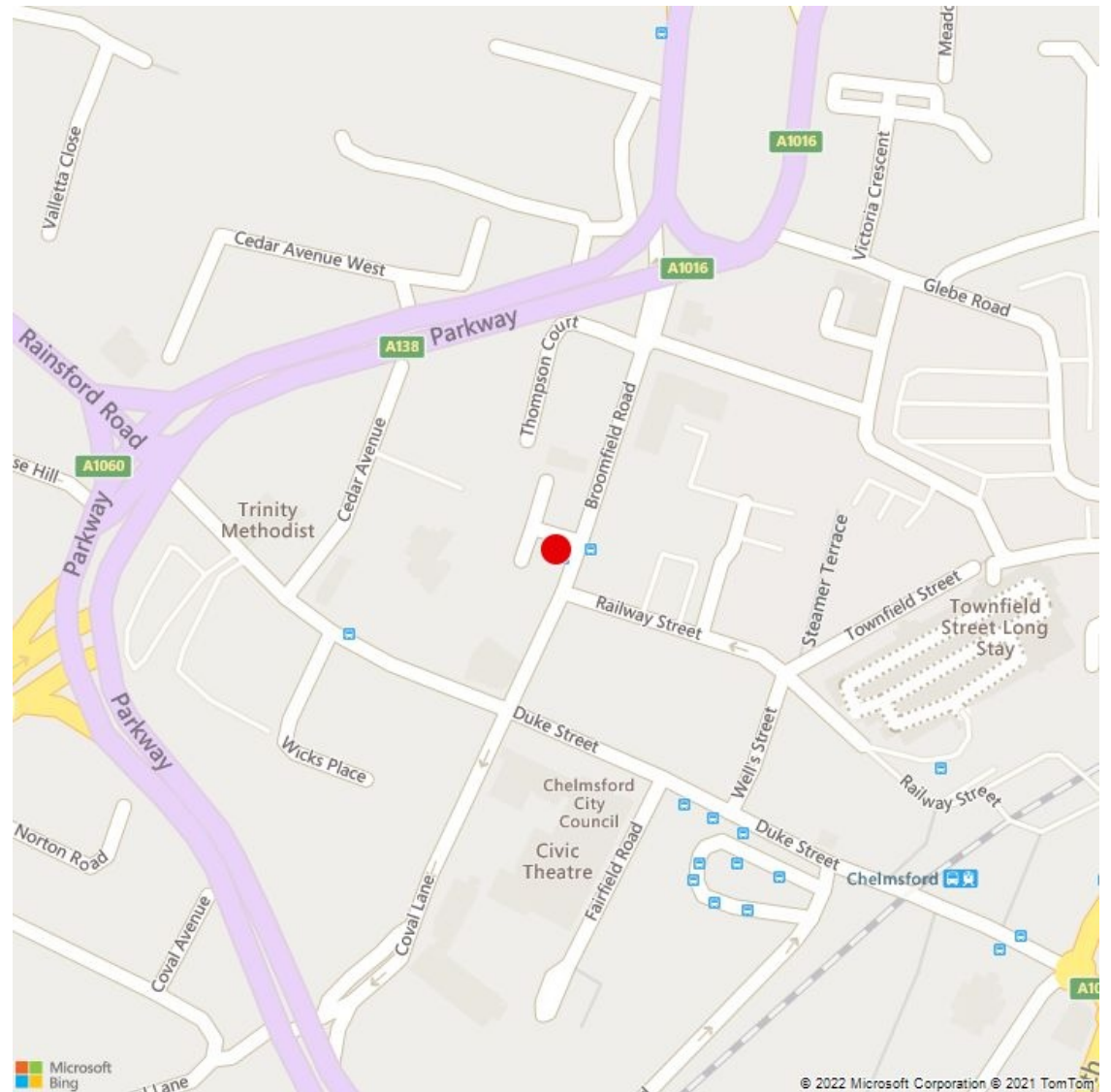
Ground floor premises which is arranged as two units with two separate entrances but used as a whole, suitable for a variety of uses, subject to the usual consents.

The property measures as follows:

Unit 1 -- 1,108 sq. ft. (102.93 sq. m.) approx.\*

Unit 2 -- 1,151 sq. ft. (106.93 sq. m.) approx.\*

\* these measurements were provided by our client, we await plans to confirm sizes.



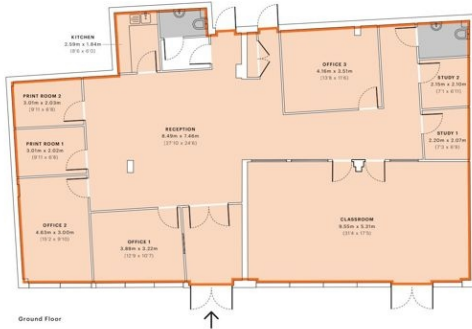
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Legend

- 206.69 Sq M / 2,224.8 Sq Ft
- 182.22 Sq M / 1,961.4 Sq Ft
- Standard Facilities  
5.78 Sq M / 62.2 Sq Ft

IPMS 2 - 209.37 Sq M / 2,253.4 Sq Ft

Notes  
This building survey was captured with a BLK200 digital surveying device. Captured measurements reflect only those areas which our digital surveyors were either instructed or permitted to capture.

Date: 09/05/2022 For Information

Capture Date: 09/05/2022 Production Date: 10/05/2022  
 Captured by: Sena Wopromebu Produced by: Marshall Joseph  
 Occupancy: Vacant Checked by: Jacques du Toit  
 Link ID: 6272a03792eeb0c3e1429c Land Code Points: 61,878,099

Building: Unit 1 & 2  
 Address: Broomfield Road  
 Postcode: CM1 1SY City: Broomfield Road Floor: 0 Rev: 0  
 Title: Gross Internal Area

stak Verified RICS

Support@stak.co.uk  
 8th Floor, 11 Knightbridge Green, London, SW1X 7QA  
 Stak Verified floor plans are produced in accordance with the Royal Institution of Chartered Surveyors (RICS) standards.



**Rent**

£45,000 per annum

**EPC**

Rating: 89 | D (Available upon request)

**Tenure**

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

**Legal Costs**

Ingoing tenant to bear both sides reasonable related legal costs.



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## Rates

Rateable value - £30,750 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

## VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## Viewing

Via the owners agents PSS Commercial.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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