

Suite 6, Saxon House,

23 Springfield Lyons, Chelmsford Essex, CM2 5LB



Key Highlights

- Quality office suite of 3,440 sqft
- 14 on-site parking spaces
- Business Park environment.

SAVILLS CHELMSFORD
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Location

Springfield Lyons Approach forms part of the Chelmsford Business Park which is within a short drive from the A12 at its Boreham Interchange junction. Chelmsford City Centre is approximately 2.5 miles away.

Description

The property comprises modern office accommodation set in a business park environment and form part of the first floor of a two storey building which is multi-tenanted. The space is configured largely open plan with a kitchen / staff breakout area and Boardroom.

The WC's are communal and shared within the building.

There are 14 allocated parking spaces in the main car park area in front of the property.

Accommodation

Total net useable floor area of 3,440 sqft.

Business Rates

We are advised current assessment is RV £70,000

Service Charge

A service charge is applicable which we understand is currently calculated at the rate of £13,31 psf per annum.

Services

Mains drainage, water, gas and electricity are believed to be available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers.

Terms

The office suite is available by way of an assignment of the current lease expiring July 2026 at a current passing rent of £73,892 pax.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

EPC

C: 67

VAT

Value added tax is applicable to the rent.

Anti Money Laundering

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

Viewing and further information

Strictly by prior appointment with the Sole Lettings Agent Savills

Savills Chelmsford

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