



PARKVIEW HOUSE

VICTORIA ROAD SOUTH

CHELMSFORD, CM1 1NG



PLUG & PLAY

7,567 SQ FT GRADE A OFFICE SPACE AVAILABLE TO LET

ACCOMMODATION

The building was comprehensively refurbished in 2016 to provide Grade A office accommodation.

The 3rd floor is available with a high quality fit out in situ and fully furnished, ready for immediate occupation.

AMENITIES

- Fitted out to a high standard
- 2 x 10 Person passenger lifts
- Cycle storage
- Shower facilities
- VAV Air conditioning
- Integral LED lighting
- Data cabled
- Metal tiled suspended ceiling
- Raised floor
- Occupational density 1:7 sq m



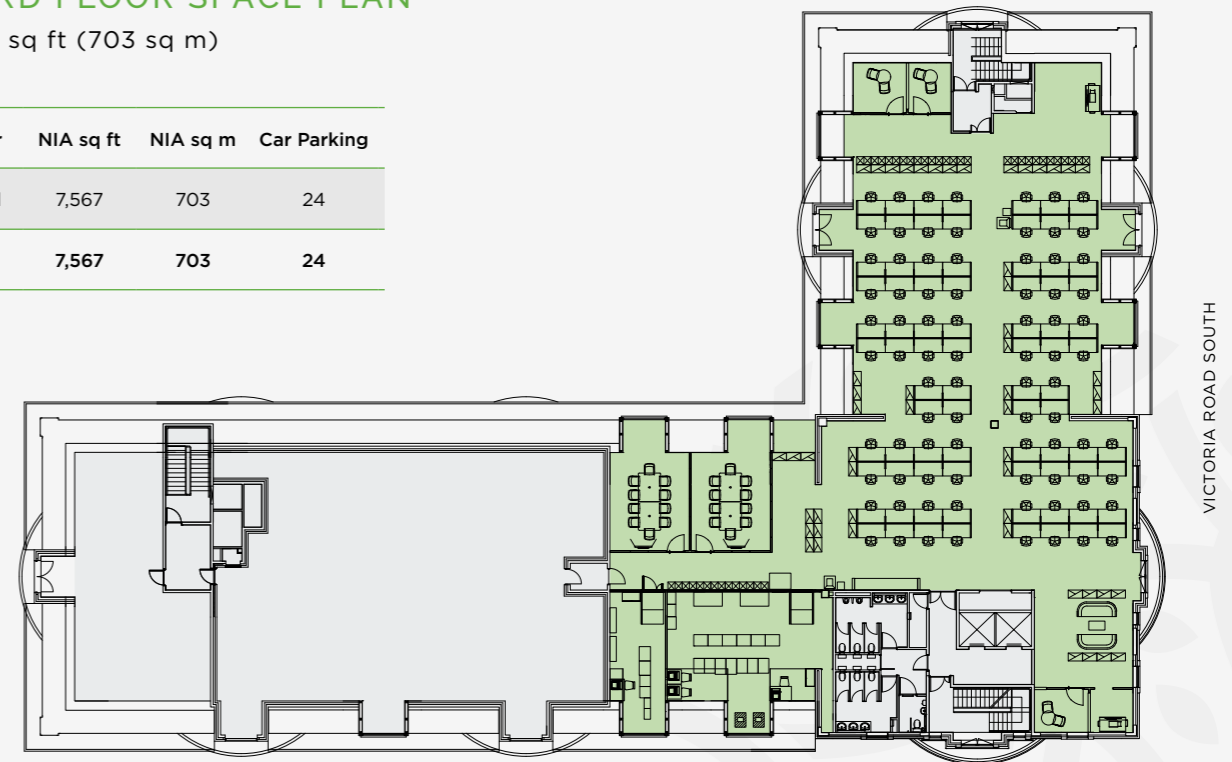
- 82 x workstations
- 2 x large meeting rooms
- 3 x small meeting rooms
- Kitchenette
- Reprographics room
- Comms room
- Lockers
- Break out space



THIRD FLOOR SPACE PLAN

7,567 sq ft (703 sq m)

Floor	NIA sq ft	NIA sq m	Car Parking
Third	7,567	703	24
Total	7,567	703	24

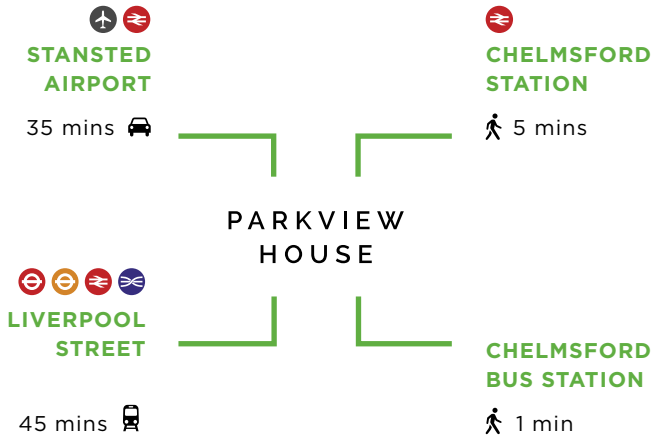


* Five additional shared disabled car parking spaces.

For indicative purposes only. Not to scale.



TRANSPORT LINKS



LOCATION

Parkview House is prominently situated on the A1060 roundabout connecting Parkway with Victoria Road South. The property is located in the town centre within a 5 minute walk of Chelmsford Railway Station. The town centre bus station is directly opposite Parkview House.



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LEASE TERM

New leases to be excluded from the Landlord & Tenant Act 1954 for a term until 25th September 2026.

RENT

Guiding £24.00 per sq ft per annum exclusive.

RATES PAYABLE

Approximately £8.80 per sq ft per annum.

SERVICE CHARGE

Fixed service charge of £9.00 per sq ft per annum rising annually with RPI.

VAT

Payable on all rents.

EPC

Available upon request.

VIEWING

Strictly through joint sole letting agents:

CHRISTOPHER AQUILINA
caquilina@spring4.com
020 7397 8274

MIKE STORRS
mstorrs@savills.com
01245 293228

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