

# Part Ground Floor, Boundary House

4 County Place, Chelmsford, Essex, CM2 0RE



## Key Highlights

- Quality Modern Office Suite
- 2,960 ft<sup>2</sup> (274.99 m<sup>2</sup>)
- 4 Car Park Spaces
- Part fitted
- Incentives available

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SAVILLS CHELMSFORD  
Parkview House, Victoria Road South  
Chelmsford CM1 1BT

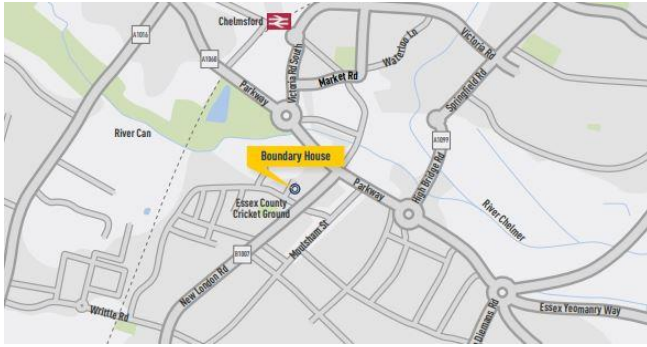
01245 293228

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## Location

Boundary House is situated in County Square, a modern high quality office park forming part of Chelmsford's prime office district and backing onto the Essex County Cricket Ground and linking with New Writtle Street. The train station is a short distance to the north via New London Road and Parkway. Local occupiers include Grant Thornton, RSM, Crown Prosecution Services, Connells Countrywide and Rickard Lukin.



## Description

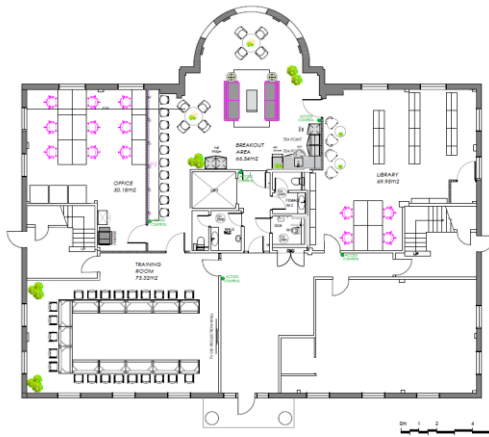
Boundary House is a 3 storey office building with basement parking constructed in the mid 1990's provided good quality office accommodation.

The available suite is located on the ground floor and comprises a suite that has been fitted to provide a mixture of open plan and individual office areas benefitting from raised floor and suspended ceiling with LED lighting.

The landlord will, subject to appropriate terms and covenant, be prepared to negotiate an incentive towards the installation of air conditioning.

Male and female WCs are provided to each of the premises with a disabled WC on the ground floor.

## Accommodation



The premises provide the following approximate floor areas on a Net Internal Area (NIA) basis

	ft <sup>2</sup>	m <sup>2</sup>
ground Floor	2,960	274.99

## Terms

A new FRI lease for a term to be agreed at a commencing rental of £26.50 psf.

## Business Rates

From internet enquiries made of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)) website we understand that the premises may have a Rateable Value of £66,000.

## Service Charge

A service charge and an apportionment of the building insurance will be payable. Further details available upon application.

## Legal Costs

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

## Viewing and further information

Strictly by prior appointment with the Sole Letting Rights Agent

Mike Storrs  
[mstorrs@savills.com](mailto:mstorrs@savills.com)  
 01245 293228



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 29<sup>th</sup> November 2023