



HALFORD/COVAL HOUSE
Coval Lane, Chelmsford, Essex, CM1 1TD

3,690 ft² - 23,140 ft² - Refurbished Office Accommodation To Let



LOCATION

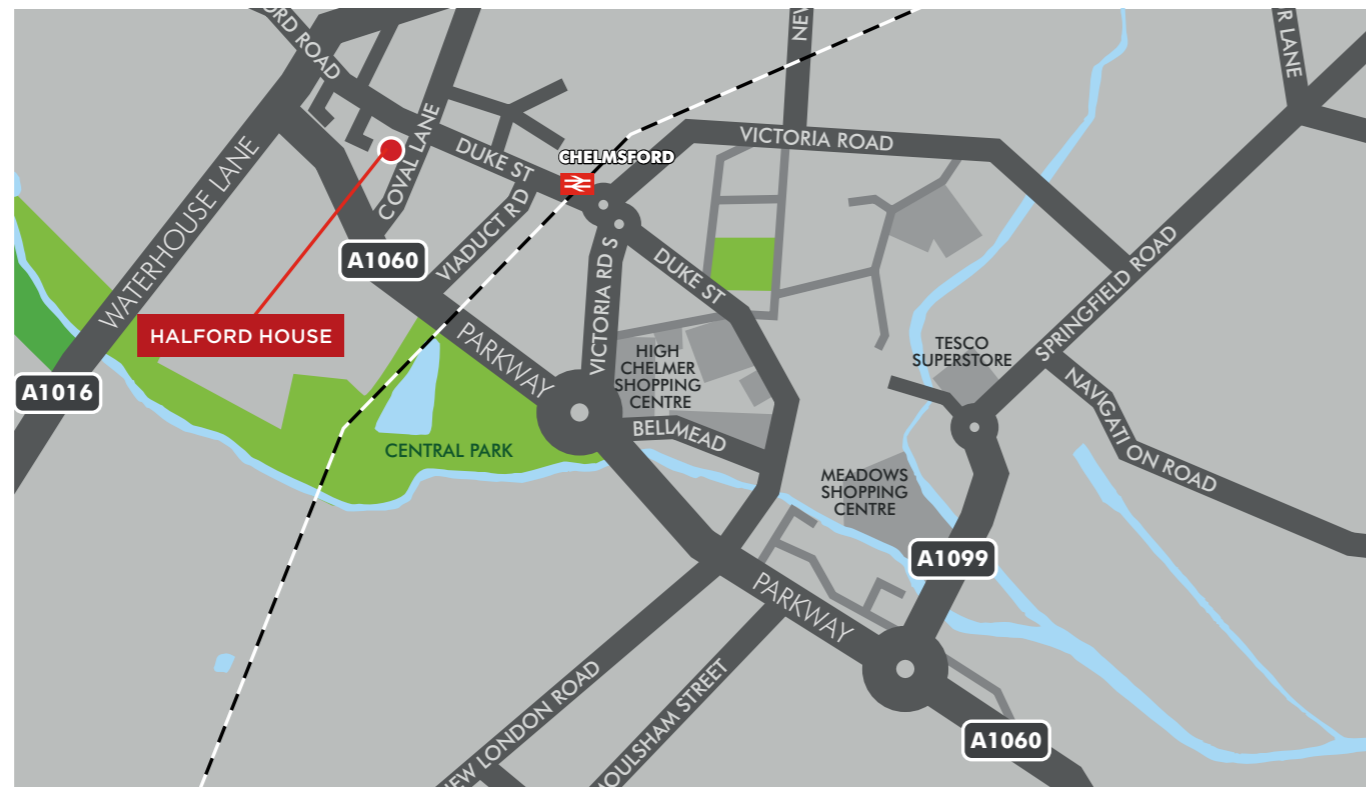
Chelmsford, the County City of Essex, is a strategic commercial and administrative centre located approximately 30 miles north-east of central London.

The A12 provides easy access to the M25 (Junction 28), some 12 miles south-west of the City, as well as to East Anglia and the East Coast ports of Felixstowe and Harwich. Stansted Airport and the M11 (Junction 8) are approximately 30 minutes drive via the A130/A120.

Halford House is situated a short walk from the mainline station (London Liverpool Street – 35 minutes), bus station and city centre.

DESCRIPTION

Halford House is a prominent six-storey office building having a ground floor reception area with stairs and lifts giving access to the upper floor offices. The remaining floors are fully tenanted. There is a barrier control to the private car park. There is on-site parking bays available of which 2 will be included within the lease terms and any of the remaining additional bays can be made available at an additional cost of £1,500 pa per bay.



Not to scale. For indicative purposes only

AREAS

The accommodation has just been fully refurbished and is laid to open plan.

Coval House
6,955 ft²

Halford House

First Floor	3,690 ft ²
Second Floor	4,140 ft ²
Third Floor	4,140 ft ²
Fourth Floor	4,215 ft ²

AMENITIES

- 2 x 8 Passenger Lifts
- Gas Central Heating
- Suspended Ceilings with LED lighting
- Perimeter trunking
- Fully carpeted
- Double glazing
- On-site building manager
- DDA Compliant
- The available floors have on-site parking bays of which 2 are included within the lease and additional bays are available at an additional cost.

TYPICAL FLOOR PLAN



TERMS

New full repairing and insuring lease for a term to be agreed.

RENT

£20.00 psf

EPC

TBC

SERVICE CHARGE

Available upon request.

BUSINESS RATES

Coval House

RV £94,000

Halford House

First Floor	RV £68,000
Second Floor	RV £74,500
Third Floor	RV £74,500
Fourth Floor	RV £76,000

VIEWINGS

Strictly via prior appointment with the Sole Agent.

CONTACTS

For further information please contact:

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