

75% LET  
LAST FLOOR  
REMAINING



## **STYLISH, REFURBISHED GRADE A OFFICES**

Suites of 3,620 - 5,756 sq ft or a full floor of 9,676 sq ft

CHELMSFORD CM2 0RG

| [www.countyhousechelmsford.co.uk](http://www.countyhousechelmsford.co.uk)



## BEYOND THE CITY

County House is simply the best office building around, having recently undergone a significant refurbishment programme to provide stunning Grade A offices with a difference.

Boasting a boutique style interior with a welcoming reception space, contemporary common areas and views overlooking Chelmsford County Cricket Ground, County House will be sure to impress.

You'll benefit from fantastic connections with the main railway station a short walk away, numerous amenities within the vicinity and strong road connections via the A12.





## THE HIGHEST CALIBRE



"VERY GOOD" BREEAM RATING



OCCUPATIONAL DENSITY 1:8 SQ M



NEW EXTERNAL LANDSCAPING



FULLY REFURBISHED THROUGHOUT



CAT A+ FIT OUTS AVAILABLE FROM THE LANDLORD\*



NEW WELCOMING RECEPTION SPACE



NEW RAISED METAL ACCESS FLOORING



NEW VRF AIR CONDITIONING



NEW LED LIGHTING



NEW METAL SUSPENDED CEILINGS



NEW MALE/FEMALE WCS



NEW SHOWER FACILITIES



NEW BIKE STORAGE FACILITIES



DDA COMPLIANT + 2 PASSENGER LIFTS



EPC RATING B41



FLOOR TO CEILING HEIGHT WITHIN OFFICES C.2.6M



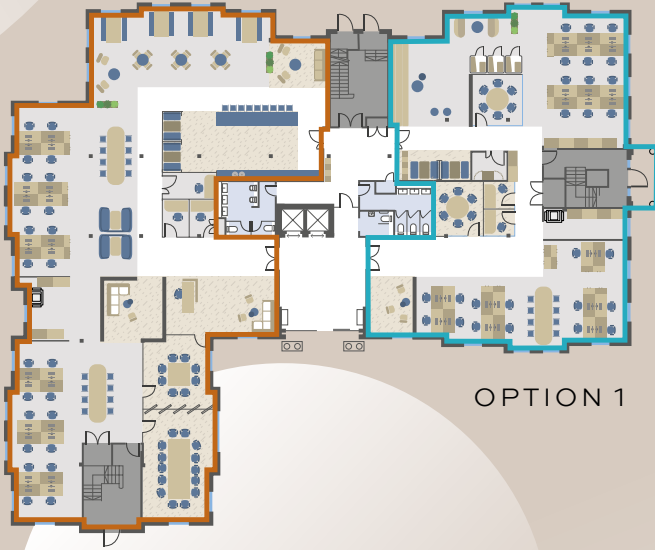
USE OF 18 SECURE CAR PARKING SPACES

• 1 electric charging point and shared use of 3 accessible spaces

\*subject to terms and requirements

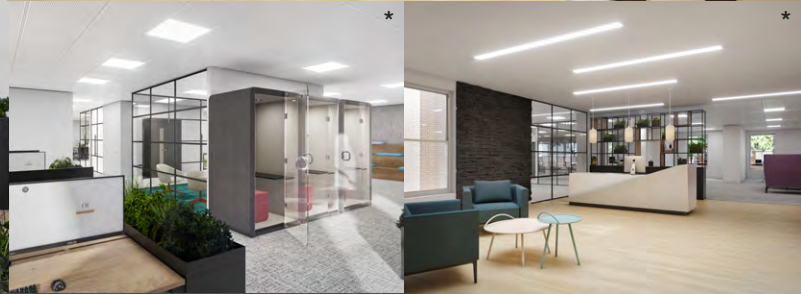
# GROUND FLOOR SPACE PLAN

FULLY FITTED FLOORS  
CAN BE PROVIDED  
(Subject to terms)



**FLEXIBLE FLOORPLATE**  
SMALL SUITE OF **3,620 SQ FT**  
LARGER SUITE OF **5,756 SQ FT**  
OR A FULL FLOOR OF **9,676 SQ FT**

\* CGI'S OF PROPOSED FIT OUT





## EXCELLENT CONNECTIONS

Chelmsford is located approximately 35 miles north-east of Central London and is a popular location for office occupiers, being located out of the City but with fantastic communication links.

Chelmsford benefits from a mainline railway station which is within walking distance offering a regular and fast direct service to London Liverpool Street, with a journey time of approximately 35 minutes.

The A12 provides easy access to the M25 (J28) and is just 12 miles to the south-west. Furthermore, Stansted Airport and the M11 (J8) are approximately 30 minutes drive via the A130/A120.

Amenities for your staff are in abundance including cafés, restaurants and gyms, everything is located nearby, making County House an ideal location for any occupier.

Established occupiers include:



- |                     |                     |
|---------------------|---------------------|
| 1 Virgin Active Gym | 9 Pret              |
| 2 Subway            | 10 Zizzi            |
| 3 Tesco Express     | 11 Caffè Nero       |
| 4 Pizza Express     | 12 John Lewis       |
| 5 The Gym           | 13 Tesco Superstore |
| 6 Costa Coffee      | 14 PureGym          |
| 7 M&S               | 15 Fridays          |
| 8 Primark           |                     |

### STRATFORD



### LIVERPOOL STREET



### KING'S CROSS ST PANCRAS



### STANSTED AIRPORT



6 TRAINS PER HOUR FROM CHELMSFORD TO THE CITY

[www.countyhousechelmsford.co.uk](http://www.countyhousechelmsford.co.uk)

FURTHER ENQUIRIES:

Parkview House  
Victoria Road South  
Chelmsford CM1 1BT

[savills.co.uk](http://savills.co.uk)

**01245 293228**



**020 3130 6400**  
[hanovergreen.co.uk](http://hanovergreen.co.uk)

[mstorrs@savills.com](mailto:mstorrs@savills.com)

[rzoers@hanovergreen.co.uk](mailto:rzoers@hanovergreen.co.uk)

FOR CLIENTS OF:



\*The contents within this brochure are not to be relied upon and are for illustrative purposes only

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