Saxon House

27 Duke Street, Chelmsford, Essex, CM1 1HT









Key Highlights

- 5,640 ft²
- Central Location
- Adjacent to Railway Street

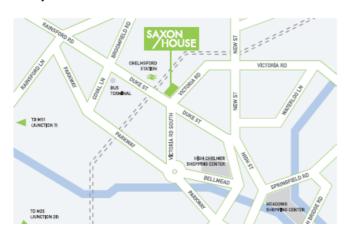
SAVILLS CHELMSFORD Parkview House, Victoria Road South Chelmsford CM1 1BT

01245 293228

savills

Location

The City of Chelmsford is located approximately 25 miles north east of central London and benefits from excellent communications with direct access via the A12 to the M25 (junction 28). Stansted Airport and the M11 (junction 8) are easily accessible.



STRATFORD	LIVERPOOL STREET	STANSTED AIRPORT	KING'S CROSS ST PANCRAS
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27 MINS ₽	35 MINS	47 MINS 🖨	50 MINS @

Description

Saxon House occupies a prominent location on the corner of Duke Street and Victoria Road immediately adjoining the railway station and within the heart of Chelmsford City centre.

Saxon House offers refurbished accommodation whilst a Coop convenience store occupies the ground floor retail unit of the building.

Accommodation

Floor	ft²	m²
Part Third Floor	5640	524.1

Areas provided are on a Net Internal Area (NIA) basis.

Specification

- Attractive entrance lobby and reception area
- 2 pipe VRF comfort cooling
- Suspended ceilings with recessed Category 2 lighting
- Under floor cable management channel system
- Carpeted, Fitted and Furnished
- Male and Female toilets on each floor

- Disabled access and disabled facilities
- 2 x 10 person passenger lifts
- · On site car parking
- EPC Rating: C

Terms

New FRI lease for a term to be agreed based upon a rent of £25 psf pax.

Service Charge

A Service Charge is applicable details upon request.

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.

Further information

Strictly via the Sole Letting Agent Savills

Mike Storrs mstorrs@savills.com 01245 293228





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