

TO LET Fitted / Furnished Office Suite

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

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savills.co.uk



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.



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	ft ²	m ²
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
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 01245 293228



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10th October 2023

