

FENTON HOUSE

CHELMSFORD ESSEX

Prestigious corporate offices in a city centre location

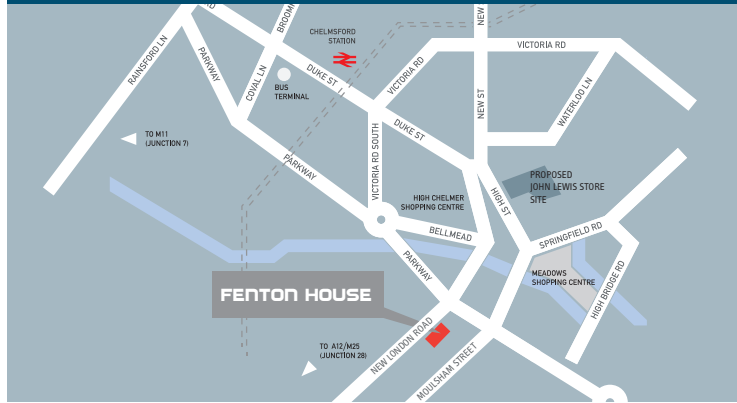
5,400 sqft – 10,800 sqft

TO LET

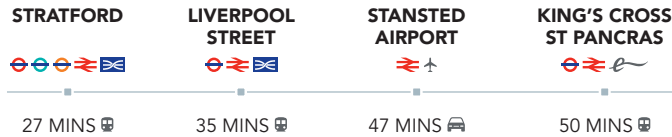


FENTON HOUSE

CHELMSFORD ESSEX



CONNECTIVITY



LOCATION

Chelmsford is a strategic commercial and administrative centre located approximately 37 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 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.

The railway station is the busiest station in the East of England handling over 7 million passengers a year. It offers regular and fast direct service to London Liverpool Street with an approximate journey time of 35 minutes.

The railway station is the busiest station in the East of England handling over 7 million passengers a year. It offers regular and fast direct service to London Liverpool Street with an approximate journey time of 35 minutes.

Messrs. Savills, for themselves and for the owners of this property whose agents they are, give notice that these particulars provide a general guide to the development which is offered subject to contract and availability. These particulars do not constitute an offer or contract or any part of an offer or contract. We (and anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor, lessor or assignor). An intending purchaser, lessee or assignee must by inspection or otherwise satisfy himself as to the correctness of the statements contained in these particulars. All negotiations must be conducted through the sole agents, Savills, Under the Finance Act 1989, VAT may be applicable at the standard rate.

The City is a popular location for office occupiers. Major occupiers represented in the town include the M&G Group, Essex County Council, Royal and Sun Alliance, Crown Prosecution Service, HSBC, Amlin UK and Lloyds TSB plc.

DESCRIPTION

Fenton House is located in the City Centre in a prominent office location in New London Road and within close proximity of the railway station and prime retail areas. Car parking is provided to the front and rear of the building. 8 parking spaces per floor are allocated.

ACCOMMODATION

THIRD FLOOR: 5,400 sq ft
FOURTH FLOOR: 5,400 sq ft

The floor space is available separately or combined.

AMENITIES

- FULLY ACCESSED RAISED FLOOR
- AIR CONDITIONING,
- CAT II LIGHTING
- SHOWER

REGENERATION

Chelmsford is currently undergoing a significant amount of re-generation, including 500 new homes at the former Anglia Ruskin University Campus, a new 300,000 sq ft retail and leisure scheme anchored by John Lewis and the 10 acre Marconi factory site being redeveloped as a mixed use scheme.

RENTAL

Rental offers invited in the region of £25 psf excl.

LEGAL COSTS

Each party to be responsible for their own costs

BUSINESS RATES

Third Floor RV £125,000

Fourth Floor RV £125,000

SERVICE CHARGE A service charge will be applicable and currently equates to £8.20 psf (16/17)



FOURTH FLOOR



FOURTH FLOOR



THIRD FLOOR



THIRD FLOOR

CONTACT

Sole letting agents

Mike Storrs

01245 293228

mstorrs@savills.com

136 New London Road
Chelmsford
Essex CM2 0RG

savills.co.uk

savills

01245 293228