

TERMS

A full repairing and insuring sub-lease is available until 24th December 2024.

RENT

Upon Application.

RATES

To be reassessed.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is C62.

VIEWING

Viewings are strictly by appointment with James Wills/Verity Skeggs of Taylor and Company (01245 495959), Mike Storrs of Savills (01245 293228), or Harry Trotter/Roger Weaver of Newton Perkins (020 7456 0700).



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**BUCKENHAM
HOUSE**

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HOUSE**

**HIGH QUALITY OFFICE BUILDING
CHELMSFORD**

3,315 SQ FT – 44,848 SQ FT

CLOSE TO THE STATION AND WITH GOOD CAR PARKING

I Coval Wells,
Chelmsford, CMI IWZ

LOCATION

Chelmsford City is a principal commercial centre located 30 miles north-east of London, see location map below, and is home to a thriving business community with office occupiers such as AON, Lloyd's Bank, M&G and Amlin all in the City centre.

Chelmsford continues to be a major focus in the retail and leisure sector with the recently opened Bond Street scheme which hosts John Lewis, The White Company, Bills and Byron to name but a few.

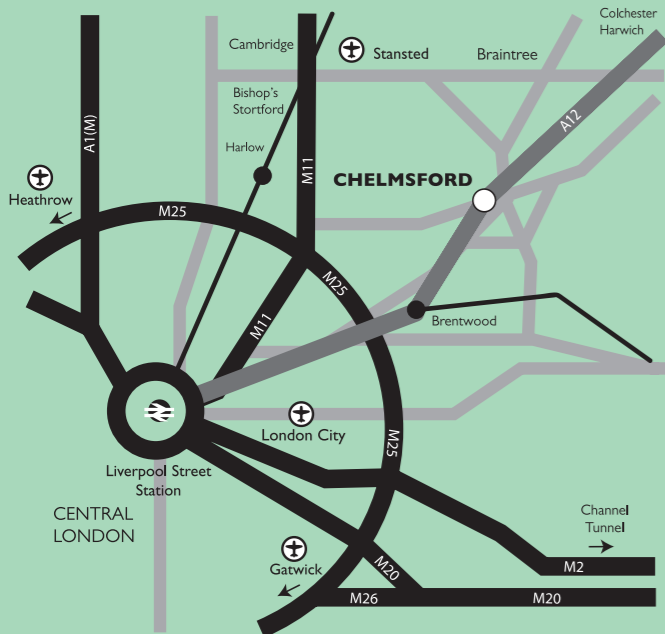
Buckenham House is an impressive three storey office building situated in a very accessible location in Coval Wells, just off Parkway, the ring road round the City centre, see location map on the back page.



DESCRIPTION

This high specification office building has an impressive entrance and reception area with 2 passenger lifts serving all three floors.

The building offers flexible office accommodation which currently provides open plan space with partitioned meetings, private offices and fully fitted kitchen and break out areas.



BY FOOT

Railway and Bus Station – 8 Minutes
Shopping Centre – 8 Minutes.

BY CAR

Central London – 30 Miles
M25 (Junction 28) – 12 miles
London Stansted Airport – 25 miles/40 mins

BY TRAIN

London Liverpool Street – 35 mins

ACCOMMODATION

Lower Ground:	5,819 sq ft
Upper Ground Floor:	12,960 sq ft
First Floor:	12,895 sq ft
Second Floor:	13,174 sq ft
Total:	44,848 sq ft

Please note consideration will be given to splitting the floors to create suites from 3,315 SQ FT

AMENITIES

- ▲ 2 passenger lifts
- ▲ 4 Pipe fan coil air conditioning
- ▲ Attractive entrance lobby and reception area
- ▲ Motorbike/bicycle spaces
- ▲ On site security
- ▲ Excellent on site parking
- ▲ Kitchen facilities
- ▲ Male and female toilets on each floor
- ▲ Open plan office
- ▲ Prominent location
- ▲ Raised floor with floor boxes
- ▲ Shower
- ▲ Suspended ceilings with recessed lighting