

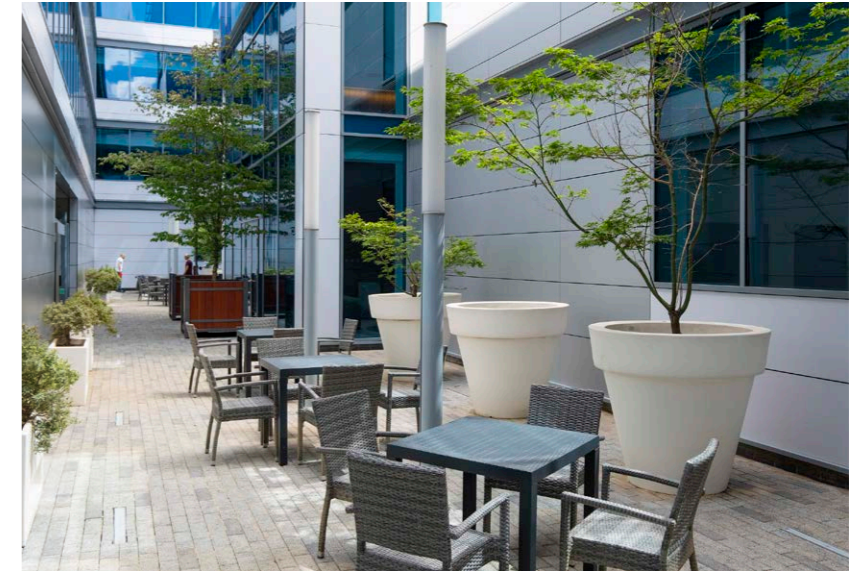




# CHELMSFORD'S PREMIER OFFICE BUILDING

Regent House is an impressive glazed fronted six-storey building extending to 80,000 sq ft built in 2015, incorporating a striking three-storey atrium.

The building benefits from extremely strong sustainability credentials and offers the highest specification of office accommodation within the city centre. Regent House lies adjacent to Chelmsford railway station which provides strong transport links into London Liverpool Street station in 32 minutes.














# MODERN WORKSPACE

 Air conditioning. VRF/VRV Daikin System, with supplementary fresh air

 Lifts, 1 lift for 8 persons and 1 lift for 10 people both serving all floors


 Fibre with Openreach provided to two diverse entry points within the building (Victoria road and to the rear of the building)


 Cat6 Structured cabling infrastructure under floor void, new and ready to be patched


 Parking spaces may be made available by separate arrangement

 Showers

 Bicycle parking

 Emergency Generator 280KV<sub>a</sub> and UPS backed-up SERs

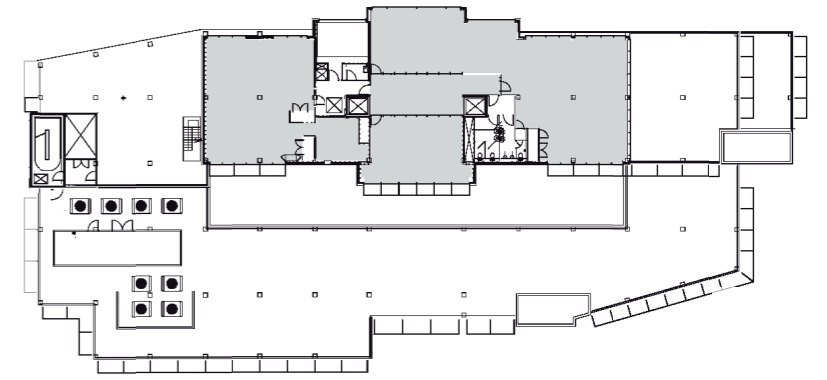
 Access control system, configurable to tenants requirements if necessary

 EPC Rating: B (34)  
BREEAM: 'Very Good'



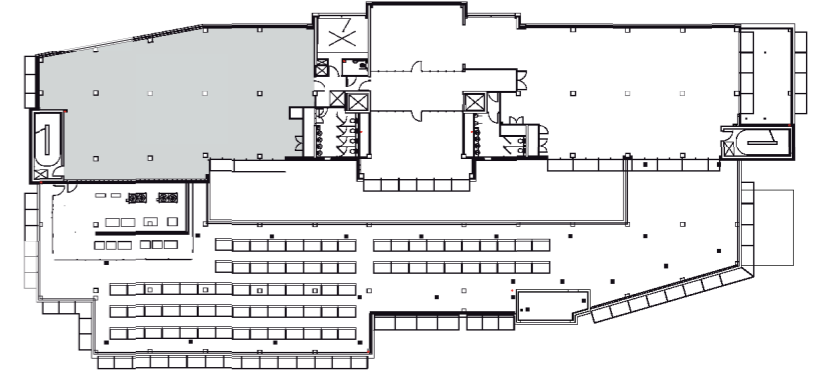
5

4,420 sq ft (490.16 sq m)



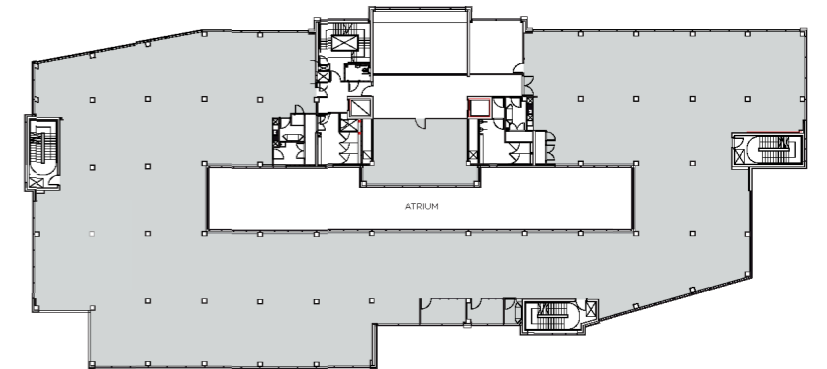
4

3,531 sq ft (328.04 sq m)



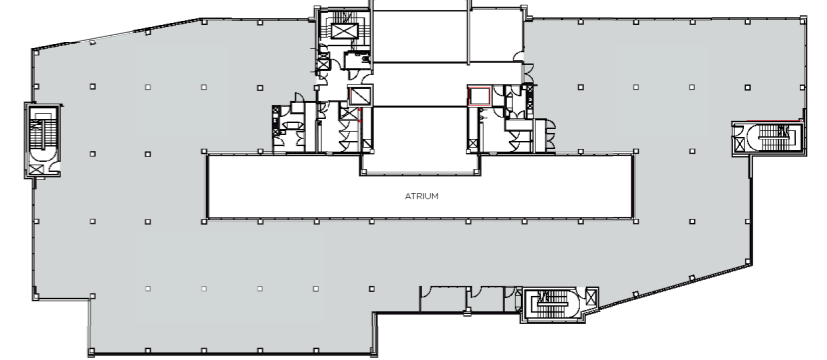
2

15,771 sq ft (1,465.17 sq m)



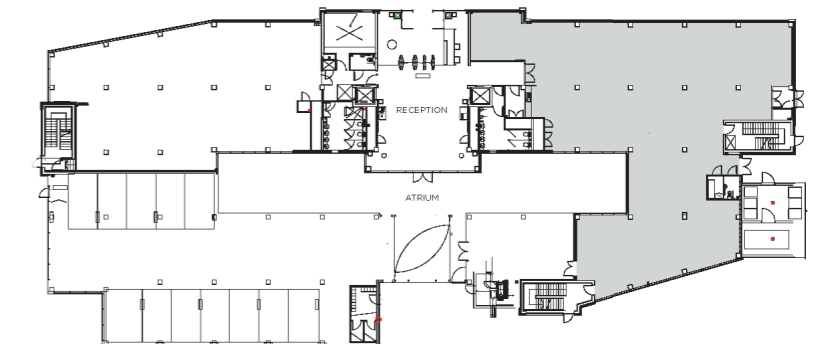
1

15,626 sq ft (1,451.70 sq m)



G

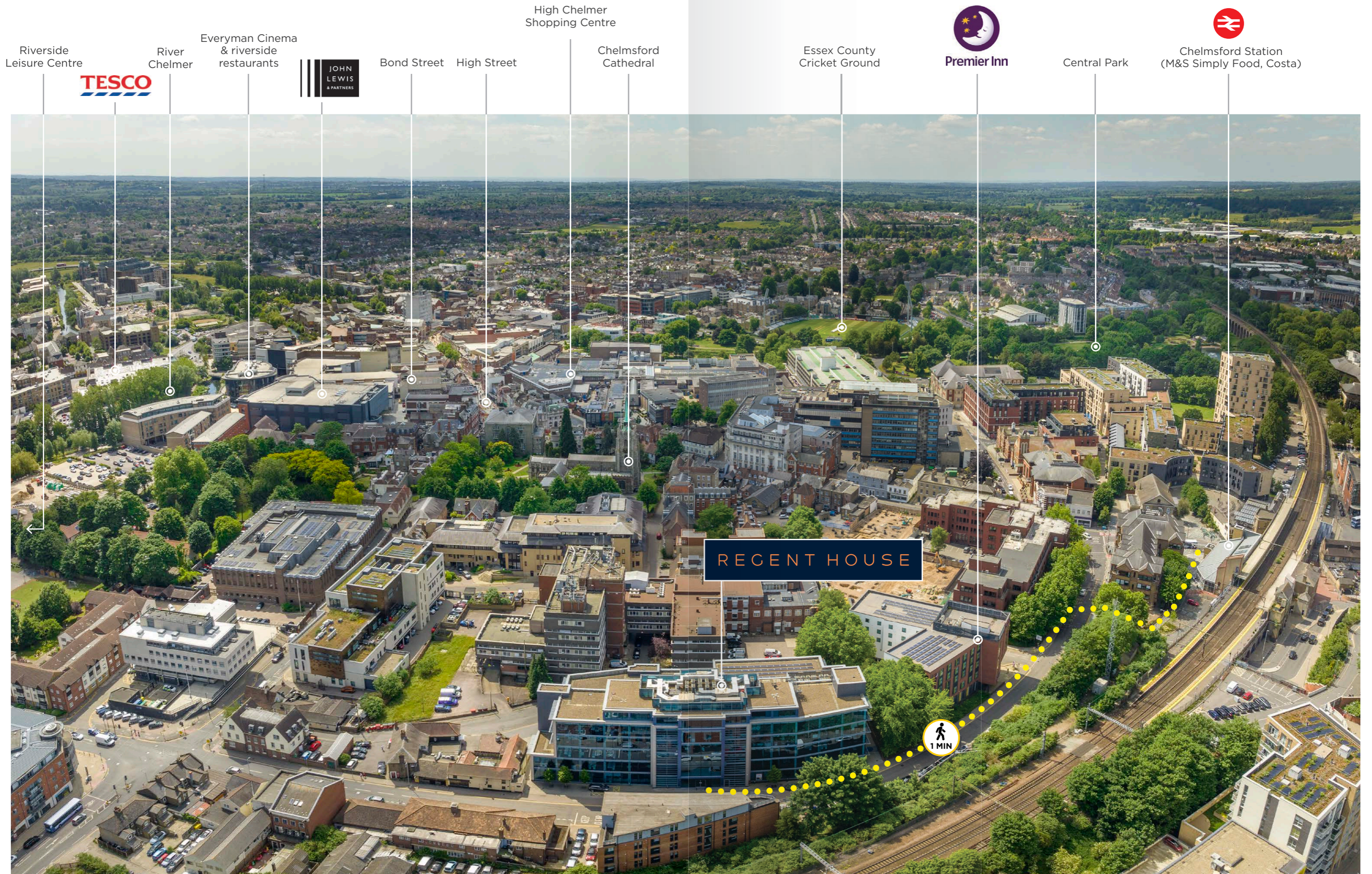
5,276 sq ft (490.16 sq m)



Approximate floor areas on a Net Internal Area (NIA) basis:



# AT YOUR LEISURE





# CITY LIFE

Chelmsford is the principal commercial centre serving the County of Essex situated approximately 30 miles east of London with a thriving business community with occupiers including, MS Amlin, Gallagher Insurance, AON, Grant Thornton, Birkett Long, Benefit Cosmetics, Tees Law, RSA and QBE.

The city is served by a mainline railway station with a fastest journey time to London Liverpool Street of 32 minutes. The A12 runs to the south of the city, which provides intersects with the M25 at J.28, approx. 12 miles to the west are the North Essex towns of Witham and Colchester together with the east coast ports of Felixstowe and Harwich to the east.



## SELECTION OF AMENITIES

### Retailers

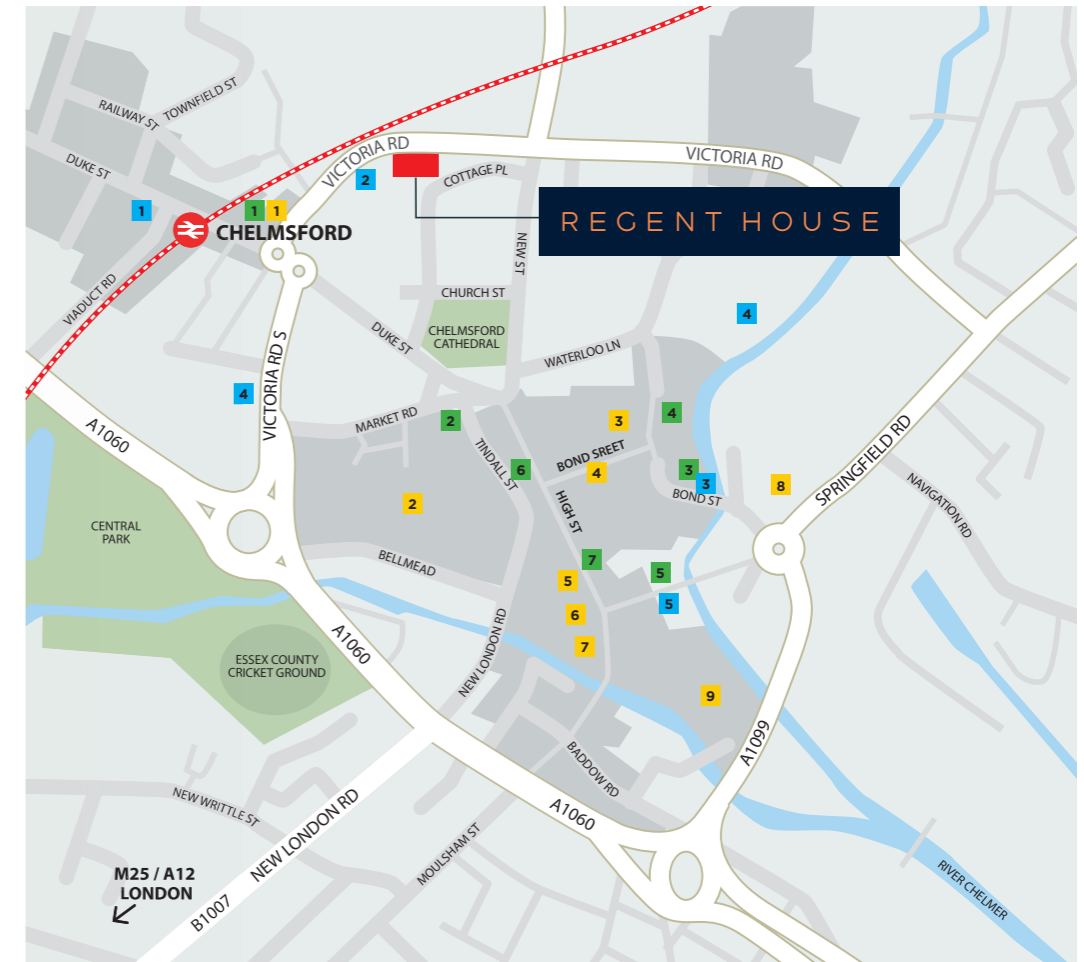
- 1 M&S Simply Food
- 2 High Chelmer Shopping Centre
- 3 John Lewis
- 4 Bond Street Shopping
- 5 Waterstones
- 6 H&M
- 7 M&S
- 8 Tesco Superstore
- 9 Meadows Shopping Centre

### Restaurants & Cafés

- 1 Costa
- 2 Cote
- 3 Bill's, Wagamama, Ask Italian
- 4 Giggling Squid, Prezzo
- 5 Zizzi's, Nando's
- 6 Caffé Nero
- 7 Pret A Manger

### Leisure

- 1 Anytime Fitness
- 2 Premier Inn
- 2 Everyman Cinema
- 3 Riverside Leisure Centre
- 4 Energie Fitness
- 5 Pure Gym



## TRAVEL

### By Rail

	Mins
Shenfield (Elizabeth Line)	5
Colchester	21
Stratford	23
Liverpool Street	32
Bank	44
Canary Wharf	44
Tottenham Court Road	50

### By Road

	Miles
M25	13
M11	17
Stansted	19
Stratford	27
Canary Wharf	35
London City Airport	34
Central London	40





# REGENT HOUSE

96 VICTORIA ROAD, CHELMSFORD CM1 1QU

## VIEWING

By appointment through the joint sole agents.

### Will Foster

M: 07789 878 007

E: will.foster@realestate.bnpparibas

### Rebecca Hewitt

M: 07776 636 539

E: rebecca.hewitt@realestate.bnpparibas

### Michael Storrs

M: 07881 507 780

E: mstorrs@savills.com

