



Shaw & Co  
ESTATE AGENTS

ASKING PRICE

**£3,000,000**

**Springfield Lyons Approach**

Chelmsford, CM2 5LB

## PROPERTY SUMMARY

Freehold Commercial Office with 50+ Parking Spaces. The property was recently constructed in 2008 and has been internally decorated to a high quality of office accommodation. The block extends to circa 12,580 sqft, based over a the ground and upper floor.

The commercial is generating a rental income of £230,000 per annum, on a single let to a reputable business. The Current Tenant has occupying the property since July 2007 and there lease is due to expire in December 2028. scl-land

Located in a fantastic established commercial centre in the South East. The area benefits with excellent commuting links including a fast train service to London and direct access to the A12 dual carriageway. Further benefits to the area in the near future with a new Station to the North of Chelmsford, as well as new residential developments.

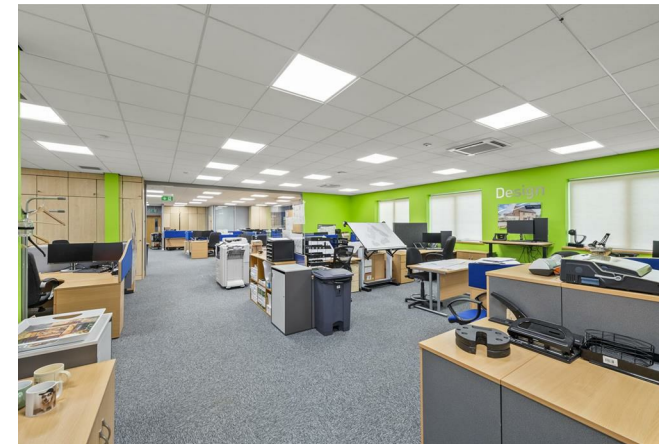
0

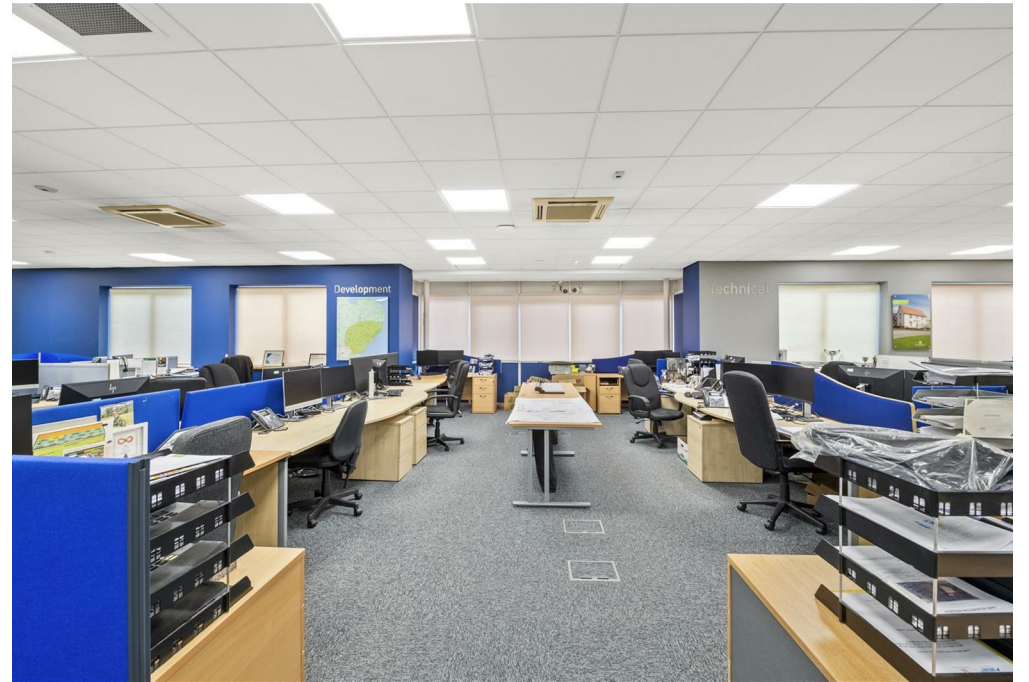


0



0







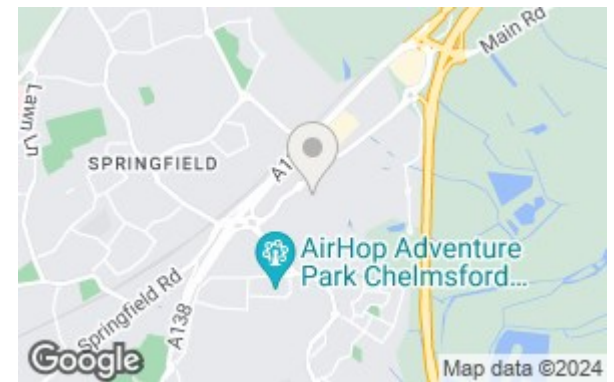
**LOCAL AUTHORITY**  
Chelmsford City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
New Build

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Shaw & Co**  
ESTATE AGENTS

**OFFICE ADDRESS**  
Whitton  
Twickenham  
TW2 7LT

**OFFICE DETAILS**  
0208 894 3646  
whitton@shawandcoestates.com