

# CHELMSFORD



# TO LET

Burgundy Court,  
64-66 Springfield Road,  
Chelmsford,  
Essex CM2 6JY

**OFFICE SUITES**  
**764 - 2,346 SQ. FT. (71-218 SQ M.)**

-  CITY CENTRE LOCATION
-  GOOD ROAD CONNECTIONS
-  WELL-MAINTAINED THROUGHOUT
-  EXCLUSIVE PARKING AREA
-  NEW LEASE AVAILABLE NOW



**Ayers & Cruiks**  
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# DESCRIPTION AND LOCATION

Centrally located in Chelmsford adjacent to the Meadows Shopping Centre and Tesco Superstore with good road connections to and from the A130/A12.

Chelmsford City has flourished over recent years and is now considered the premier office location within Essex.

In more recent times Bond Street was developed in Chelmsford. The prime retail and leisure pitch runs adjacent to the Tesco Superstore with retailers such as Fat Face, White Company, Jack Wills with restaurant occupiers including Las Iguanas, Prezzo, Giggling Squid with then the anchor tenant being John Lewis.

The station is a short distance away and provides direct access to the London City via the Liverpool Street line in under 40 minutes.

This attractive office building has pedestrian access via Springfield Road with the exclusive car parking area for 29 vehicles from Wharf Road.

Ground floor reception with both stairs and a passenger lift to the upper floors.

Arranged over first and second floors providing flexibility to a variety of different suites all serviced off a central core with ladies, gentlemen's and disabled w/c facilities. There is climate control throughout both floors as well as a kitchen.

## ACCOMODATION / RENT

**First Floor**  
**1,188 SQ. FT. ( 110.4 SQ. M.) Let**  
**1,301 SQ. FT. (120.8 SQ. M.) Let**  
**2,057 SQ. FT. (191.1 SQ. M.) Let**

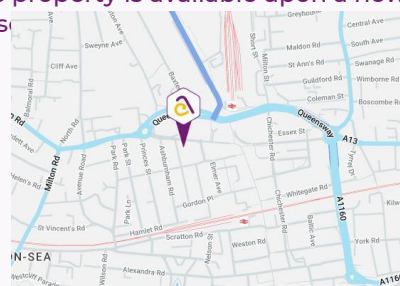
The two remaining suites are available to take as a whole.

There is access to a rooftop terrace area via suites 1,188 – 2,057 sq. ft.

**Second floor**  
**1,582 SQ. FT. ( 147 SQ. M ) £23,000 PA**  
**764 SQ.FT. ( 71 SQ. M ) £13,200 PA**  
**2346 SQ.FT (218 SQ.M) £35,200 PA**

## TERMS

The property is available upon a new lease



## BUSINESS RATES 2023

Interested parties are advised to confirm the rating liability with Chelmsford Council on 01245 606606

## LEGAL COSTS

Ingoing tenant is responsible for the landlords reasonable legal costs.

## EPC

Certificate available upon request

## TENURE

Leasehold

## VIEWING

Strictly by prior appointment via landlords appointed agents  
**Ayers&Cruiks**

### Misrepresentation Act 1967

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