

## TO LET

Attractive Office Building with Car  
Parking

Close Proximity to City Centre

2,210 sq. ft. (205 m<sup>2</sup>)

**121 NEW LONDON ROAD**  
, Chelmsford, Essex, CM2 0QT

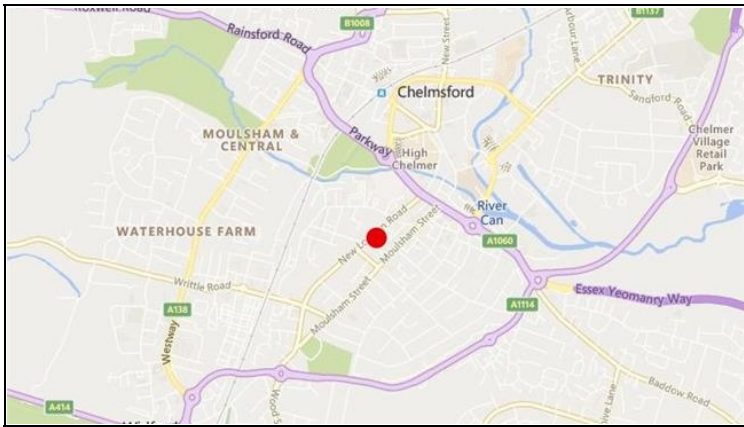


- Attractive office building
- Allocated rear car parking

- City Centre location
- Short walk to Moulsham Street, City Centre and train station

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01245 358988**  
[www.kemsley.com](http://www.kemsley.com)



## LOCATION

No. 121 occupies a prominent position on New London Road being the main southern approach to Chelmsford City Centre. There is a direct railway service from Chelmsford to London Liverpool Street. Chelmsford also enjoys an impressive road network being located adjoining the A12 which leads directly to the M25 (J28) as well as the M11 which is just 12 miles to the west via the A414.

## DESCRIPTION

This Grade II Listed building benefits from prominent frontage onto New London Road. The ground, first and second floors are arranged as a number of individual rooms together with various toilets. The rear of the ground floor has been extended to provide predominantly open plan accommodation. The lower ground floor offers additional office, storage and kitchenette. The building is in good decorative order throughout and awaits immediate occupation. To the rear there is car parking for a minimum of seven vehicles, which could be increased by double parking.

## ACCOMMODATION

Ground Floor	1,228 sq. ft. (114 m <sup>2</sup> )
First Floor	506 sq. ft. (47 m <sup>2</sup> )
Second Floor	152 sq. ft. (14 m <sup>2</sup> )
Lower Ground Floor	324 sq. ft. (30 m <sup>2</sup> )
<b>Total</b>	<b>2,210 sq. ft. (205 m<sup>2</sup>)</b>

*The above floor areas are approximate and have been measured on a gross internal basis.*

## TENURE

A new full repairing and insuring lease for terms to be agreed.

## RENT

£35,000 per annum exclusive.

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## BUSINESS RATES

The building has a rateable value of £35,000. Interested parties are advised to make their own enquiries of Chelmsford City Council for verification purposes.

## SERVICE CHARGE

A service charge is applicable. Further details on application.

## EPC

An EPC has been commissioned at Rating D-97.

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

## CONTACT

Strictly by appointment via sole agents:

Chris Cornhill

Tel: 01245 342051 / 07342 038292

Email: [chris.cornhill@kemsley.com](mailto:chris.cornhill@kemsley.com)

Tim Collins

Tel: 01245 342042 / 07720 806194

Email: [tim.collins@kemsley.com](mailto:tim.collins@kemsley.com)

Ref: AC2602



Kemsley LLP for themselves and for vendors or lessees of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Kemsley LLP has any authority to make or give representation or warranty whatever in relation to this property. Kemsley LLP is a limited liability partnership registered in England with registered number OC326192. All references to 'Kemsley' or 'the firm' should read as referring to Kemsley LLP.