

TO LET

Attractive Office Building with Car
Parking

Close Proximity to City Centre

2,210 sq. ft. (205 m²)

121 NEW LONDON ROAD

Chelmsford, Essex, CM2 0QT

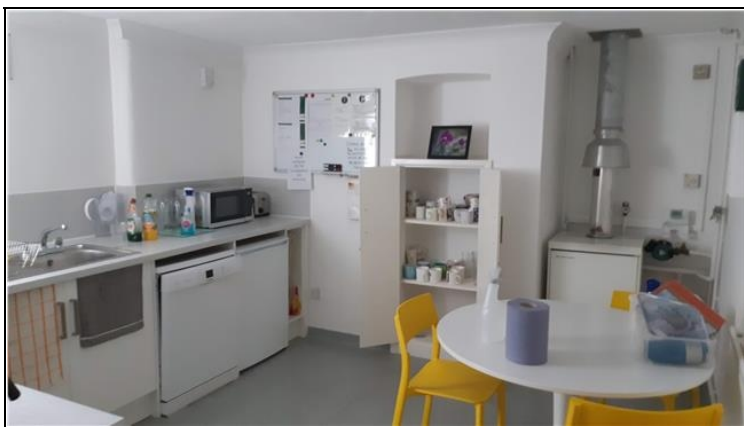
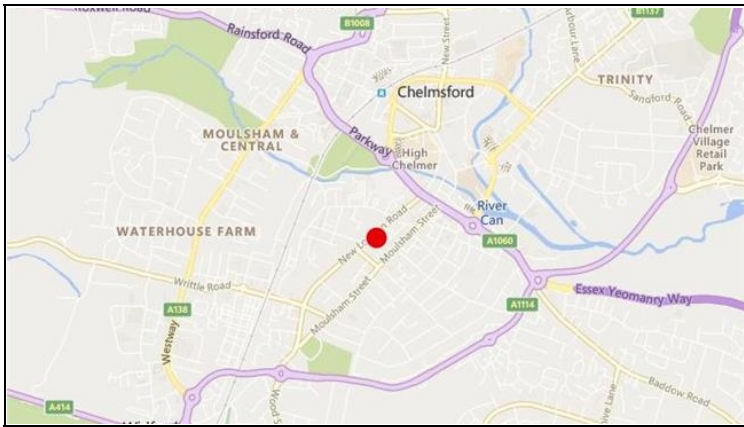


- Attractive office building
- Allocated rear car parking

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

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988
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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 ²)
First Floor	506 sq. ft. (47 m ²)
Second Floor	152 sq. ft. (14 m ²)
Lower Ground Floor	324 sq. ft. (30 m ²)
Total	2,210 sq. ft. (205 m²)

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:

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