

TO LET

City Centre Office
With Car Parking
1,421 sq. ft. (132 m²)

SECOND FLOOR FRONT DUKESMEAD HOUSE

39A High Street, Chelmsford, Essex, CM1 1DE

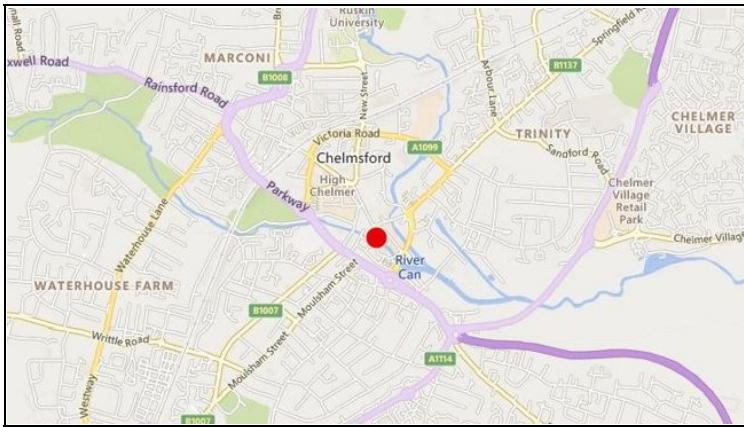


- Prime City Centre location
- Predominantly open plan accommodation throughout
- Various suites available individually or as a whole
- Close proximity to Chelmsford Station and local amenities

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988

www.kemsley.com



LOCATION

The building is situated on a busy corner location with Springfield Road the High Street forming part of the pedestrianised section of the City Centre.

The premises is within easy walking distance to the City's various restaurants and bars together with the excellent shopping amenities nearby including Bond Street, The Meadows and High Chelmer. Chelmsford Station is within easy walking distance offering services to London Liverpool Street (approximately 35 minutes).

DESCRIPTION

Dukesmead House comprises a self-contained office premises arranged over two floors with access directly from the pedestrianised section of Springfield Road.

Each floor will comprise predominantly open plan accommodation throughout. With various suites available, these can either be taken individually or as a whole.

ACCOMMODATION

Total **1,421 sq. ft. (132 m²)**

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

TENURE

The property is available leasehold on terms to be agreed.

RENT

On application.

VAT

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

BUSINESS RATES

We understand that the offices have the following approximately rateable values:

First Floor Front Suite - £21,250.
 First Floor Rear Suite - TBC.
 Second Floor Suite - £17,500

Interested parties are advised to make their own enquiries of Chelmsford City Council for verification of the rates payable.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

An EPC has been commissioned as follows:

First Floor Front Suite - Band C-64
 First Floor Rear Suite - Band B-30
 Second Floor Suite - Band C-71

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

Ref: AC2687.3/CC 06.22



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.