

FOR SALE

**City Centre Office Building
With On Site Car Parking**

4,508 sq. ft. (419 m²)

75 Springfield Road, Chelmsford, Essex, CM2 6JG

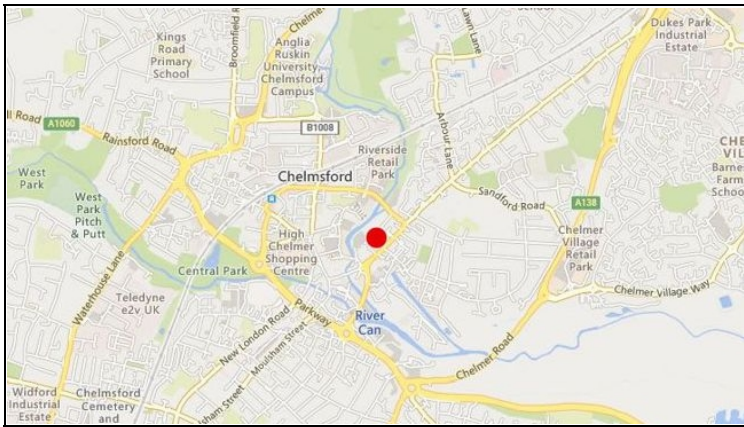


- Located in Chelmsford city centre
- Short walk to High Street and various shopping centres
- On site allocated car parking
- Near to Chelmsford railway station and bus terminus

KEMSLEY LLP
PROPERTY CONSULTANTS

01245 358988

www.kemsley.com



LOCATION

The building occupies a prominent position fronting on to Springfield Road, at its junction with Navigation Road, on the north eastern side of Chelmsford city centre. Chelmsford High Street, along with its various shopping centres, restaurants, bars and amenities, are all located within a short walking distance. Chelmsford mainline railway station offering services to London Liverpool Street (approximately 35 minutes travel time) and bus terminus is located nearby.

DESCRIPTION

No. 75 Springfield Road comprises a semi-detached Grade II Listed character office building.

The ground floor comprises entrance lobby and a combination of open plan and individual office areas, together with meeting room, toilet and store areas.

The first and second floor offers further individual office areas, together with boardroom, toilets and kitchenette.

Each individual office area offers excellent natural light with full central heating system and benefitting from air conditioning throughout.

The basement area offers further storage areas. There are car parking areas to both the front and rear where parking for anything up to 17 vehicles is available. This could be increased further.

ACCOMMODATION

| | |
|--------------|--|
| Ground floor | 2,313 sq. ft. (215 m ²) |
| First floor | 1,221 sq. ft. (113 m ²) |
| Second floor | 974 sq. ft. (90 m ²) |
| Total | 4,508 sq. ft. (419 m²) |
| Basement | 575 sq. ft. (52 m ²) |

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

PRICE

£1,250,000 exclusive.

VAT

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

BUSINESS RATES

The building has a current Rateable Value of £94,500. Interested parties are advised to make their own enquiries of Chelmsford City Council for verification of rates payable.

EPC

The property has an EPC Rating of C - 70.

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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Ref: AC2815/03.24/CC



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