

TO LET

Attractive Office Premises

Close proximity to City Centre

1,963 sq. ft. (182 m²)

SECOND FLOOR

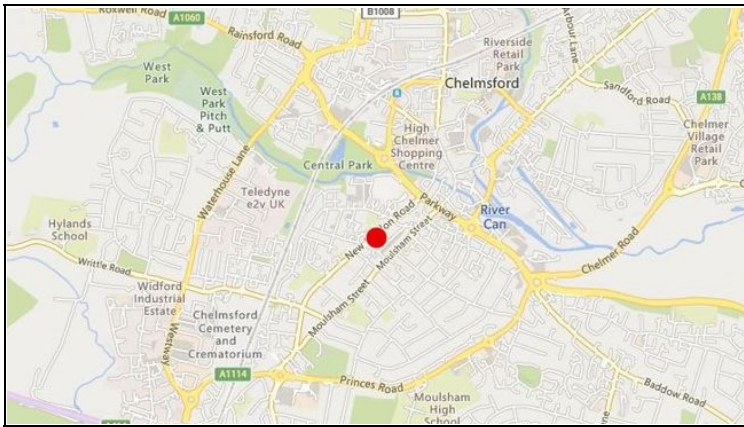
115 New London Road, Chelmsford, Essex, CM2 0QT



- City Centre location
- Attractive office building
- Modern open plan suite
- Prominent main road position
- On site car parking
- Close proximity to train/bus station

KEMSLEY LLP
PROPERTY CONSULTANTS

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www.kemsley.com



LOCATION

No. 115 occupies a prominent position fronting on to New London Road, being the main southern approach to Chelmsford city centre. Chelmsford High Street, along with its various shopping centres, restaurants, bars and amenities are all within a short walking distance. Chelmsford mainline railway station offering services to London Liverpool Street (35 minutes travel time) and bus terminus is nearby. The location also enjoys an impressive road network, being located adjoining the A12, leading directly to the M25 (Junction 28) as well as the M11 which is just 12 miles to the west via the A414.

DESCRIPTION

Occupying the top floor within a three storey attractive office building. The second floor suite is arranged as predominantly open plan accommodation with kitchenette area, together with partitioned meeting rooms.

There is a separate entrance at ground floor level from New London Road leading to shared lift core and stairs with shared toilet facilities. The suite benefits from two allocated car parking spaces. The George Street pay and display car park is located to the rear of the building.

ACCOMMODATION

Total **1,963 sq. ft. (182 m²)**

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

TENURE

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

RENT

On application.



VAT

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

BUSINESS RATES

The suite has a Rateable Value of £41,000. 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 upon application.

EPC

The suite has an EPC Rating of B - 32.

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: AC2823/03.24/CC



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