

TO LET

High Quality Office Premises
City Centre Location

3,105 sq. ft. (288 m²)

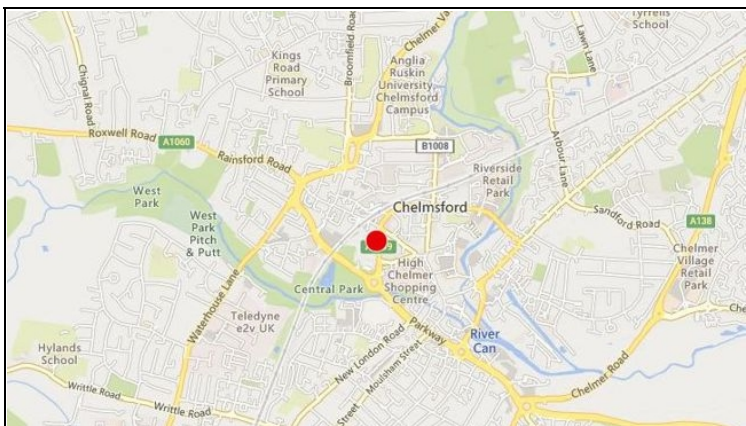
SECOND FLOOR, MARLBOROUGH HOUSE

Victoria Road South, Chelmsford, Essex, CM1 1LN



- Close to Chelmsford station
- Suspended ceiling throughout
- Excellent natural light throughout
- On site car parking
- Raised flooring and air conditioning
- Short walking distance to Chelmsford City centre

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01245 358988
www.kemsley.com



LOCATION

Marlborough House occupies a prominent position fronting on to Victoria Road South, near to the junction with Duke Street and adjoining Chelmsford station. Chelmsford High Street, along with its various shopping centres, restaurant, bars as well as local parks are all within a short walking distance. Chelmsford railway station offers services to London Liverpool Street (35 minutes travel time) and bus terminus which 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

Comprising part second floor within a modern four storey office building offering high quality office accommodation. The suite is arranged as a combination of open plan accommodation, together with individual offices and two meeting rooms benefitting from excellent natural light throughout.

ACCOMMODATION

Second Floor **3,105 sq. ft. (288 m²)**

The above floor areas have been provided to us and are subject to verification.

TENURE

Further details available upon request.

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 £61,500. 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 D-78.

LEGAL FEES

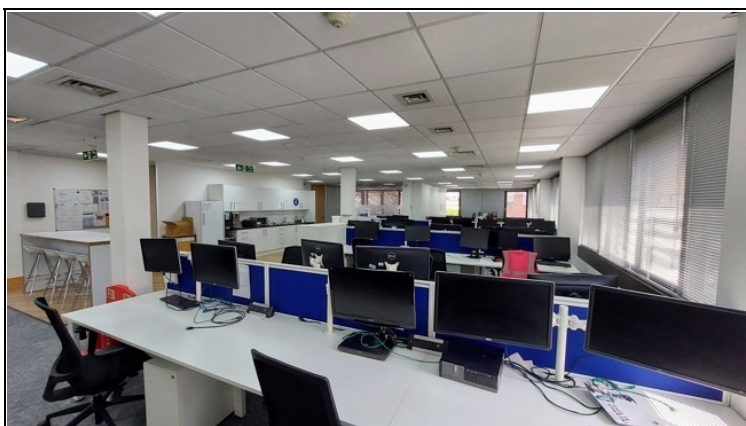
Each party to bear their own legal costs incurred in this transaction.

CONTACT

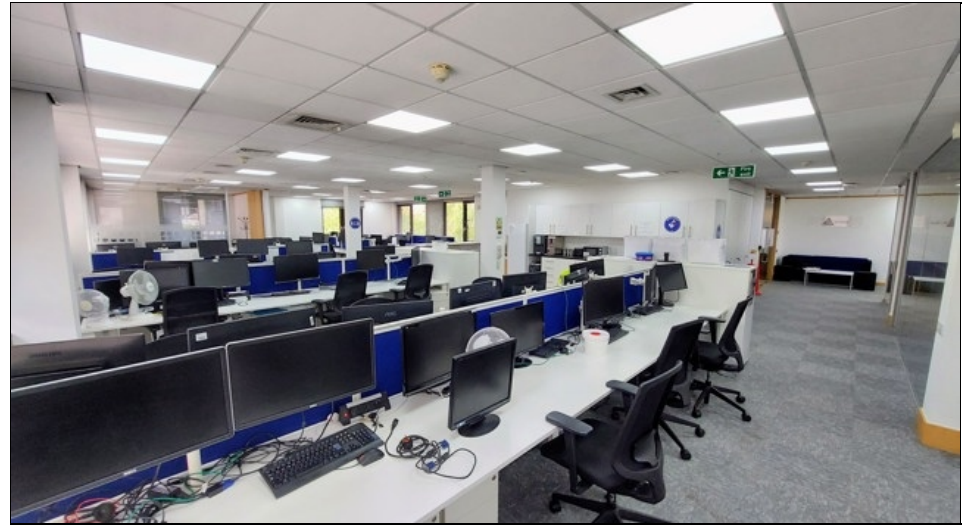
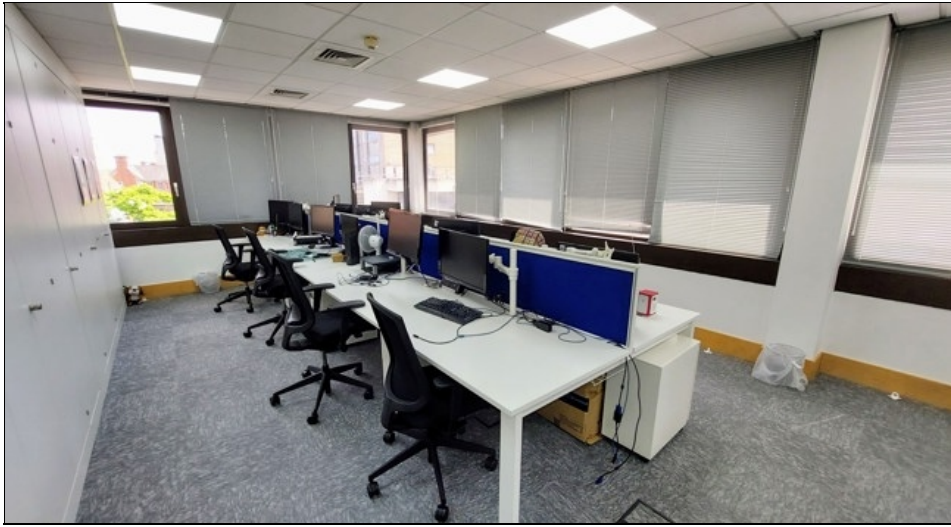
Strictly by appointment via sole agents:

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Ref: AC2837/05.24/CC



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