

**FOR SALE**

**Rare Freehold Opportunity  
Office Building with Car Parking**

Total Building Area 5,605 sq. ft. (521 m<sup>2</sup>)

## **HURST HOUSE**

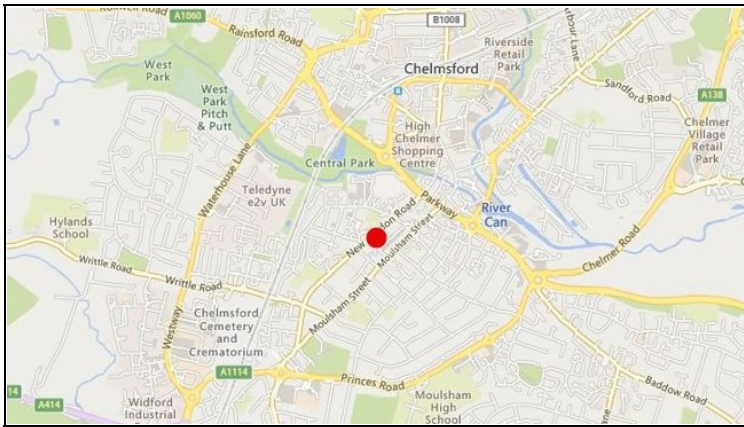
131-133 New London Road, Chelmsford, Essex, CM2 0QT



- City centre location
- Attractive office building
- On site car parking
- Passenger lift to all floors
- Prominent Main Road position
- Close proximity to train station
- Part Let investment opportunity
- Short walk to Moulsham Street & main city centre

**KEMSLEY** LLP  
PROPERTY CONSULTANTS

**01245 358988**  
[www.kemsley.com](http://www.kemsley.com)



## LOCATION

Hurst House occupies a prominent position on New London Road, being the main southern approach to Chelmsford.

There is a direct railway service from Chelmsford to London Liverpool Street with journey times of approximately 35 minutes.

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

Hurst House is an attractive three storey office building, together with basement area, benefitting from prominent frontage onto New London Road.

Access to the building is via a self contained entrance fronting New London Road and leading to lobby area and offering access to the central core with lift and staircase.

Each floor offers a combination of open plan accommodation and individual offices with meeting areas and toilet facilities.

The rear car park is accessed from George Street.

## ACCOMMODATION

**Total** **5,605 sq. ft. (521 m<sup>2</sup>)**

## TENURE

The property is available freehold, subject to the existing tenancy.

## TENANCIES

Please refer to the Tenancy Schedule.

## PRICE

On application.

## VAT

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

## BUSINESS RATES

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

## EPC

The property has EPC ratings of:  
 Ground Floor: B - 43  
 First Floor: C - 56  
 Second Floor: D - 89  
 Basement: C - 62

## LEGAL FEES

Each party to bear their own legal costs.

## CONTACT

Strictly by appointment via sole agents:

Chris Cornhill  
 Tel: 01245 342051 / 07342 038292  
 Email: [chris.cornhill@kemsley.com](mailto:chris.cornhill@kemsley.com)

Ref: AC2828/04.24/CC



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.



**KEMSLEY**<sup>LLP</sup>  
PROPERTY CONSULTANTS  
**01245 358988**  
[www.kemsley.com](http://www.kemsley.com)

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.