

FOR SALE

**Freehold Office Investment
City Centre Location**

3,919 sq. ft. (364 m²)

59 NEW STREET

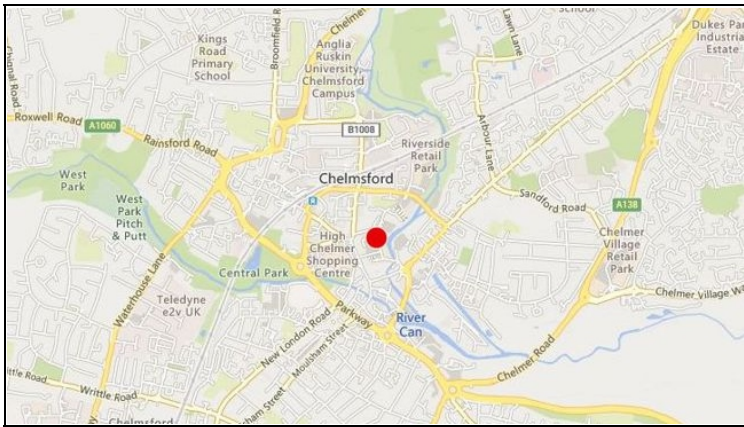
Chelmsford, Essex, CM1 1NE



- Close proximity to Chelmsford High Street and Shopping Centres
- Easy walking distance to Chelmsford station
- Near to restaurants and bars
- Attractive frontage and overlooking Chelmsford cathedral

KEMSLEY LLP
PROPERTY CONSULTANTS

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www.kemsley.com



LOCATION

59 New Street is prominently located on the corner with Waterloo Lane.

Situated in the heart of Chelmsford City and at the top end of the High Street, the building occupies an excellent position being within walking distance of High Chelmer Shopping Centre as well as Bond Street and various restaurants and bars.

Located directly opposite both Chelmsford Cathedral and Shire Hall, the premises are a short walk from Chelmsford Crown Court and Magistrates Court and only five minutes walk from Chelmsford Railway Station (frequent service to London Liverpool Street - 35 minutes).

DESCRIPTION

Part three and four storey Grade II Listed office building with basement bar area.

Prominent corner position along New Street at the junction with Waterloo Lane.

Apart from the second floor, the entire building is fully let.

ACCOMMODATION

Total **3,919 sq. ft. (364 m²)**

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

TENURE

The building is available freehold subject to the existing leases.

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

EPC

The property has an EPC rating of D - 93

LEGAL FEES

Each party to bear their own legal costs incurred.

CONTACT

Strictly by appointment via sole agents:

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