

To Let – City Centre offices approx 1,622sq ft (150.75sq m) With parking, close to station



Energy performance certificate (EPC)

Overall rating B	Energy rating
Valid until 12 December 2020	Certificate number E117-425-1027-4175-4602

Property type
B1 Offices and Workshop businesses

2nd floor Townfield House

30-33 Townfield Street Chelmsford CM1 1QJ

DESCRIPTION:

Townfield House is a three storey building. The available accommodation, which comprises of approximately 1,622ft² (150,7m²) is located on the right-hand side of the building (30-33) on the second floor offering a large open place space, kitchenette area and a glazed partitioned office and server room. The premises is well presented. The windows are doubled glazed and there is gas heating by radiators (cost included in service charge), perimeter trunking, Cat 2 and emergency lighting, fire detection and alarm system. Shared male and female WCs located on alternate landings. The EPC rating B-45.

RENT: £21,000pa plus service charge and VAT

RATEABLE VALUE: £18,000 - payable £9,000pa

LOCATION:

Townfield Street, a city centre location, is a few minutes' walk from both Chelmsford mainline railway and bus stations. The City's two park and rides (Sandon J18 A12 & Chelmer Valley A130) set down/pick points are a short walk away.

TERMS AND CONDITIONS:

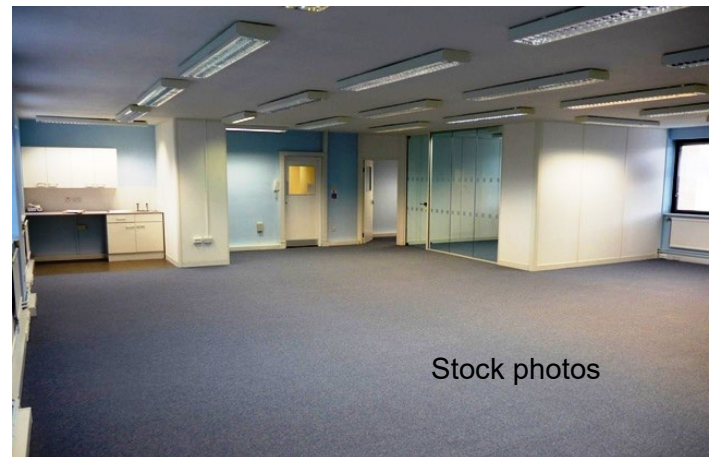
Available on a new full repairing and insuring lease for a term to be agreed. The offices are separately sub metered for electricity and billed via Landlord. The heating is included in the service charge — which is currently £5,489.68 plus VAT per annum and includes a sum on account for electricity.

PARKING: There are 4 parking spaces in the private gated car park at the rear of the building.

LEGAL COSTS: Each Party to be responsible for their own legal costs.

204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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