

TO LET

£18,000 PER ANNUM

elwell taylor



FIRST FLOOR OFFICES 47 CHURCH STREET
CHELMSFORD
CM2 7JA

OFFICES IN GREAT BADDOW

- 1,270 SQ FT (118 SQ M)
- 2 ALLOCATED PARKING SPACES
- ATTRACTIVE FORMER BREWERY BUILDING
- GOOD NATURAL LIGHT
- GOOD ROAD LINKS

LOCATION

The building is prominently situated in Church Street, Great Baddow, south of Chelmsford city centre.

Church Street is linked to the A114, providing access to the A130/A12 with links to the M25 (J28), the M11 and Stansted Airport.

DESCRIPTION

47 Church Street is an attractive Grade II Listed converted brewery building, providing offices that are currently available on the first, second and third floors, with parking.

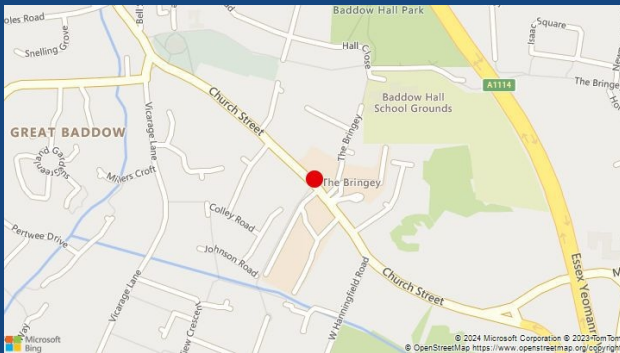
The available first floor accommodation is divided into 3 areas, which could potentially be let individually.

There are 2 offices available on the second floor, each comprising of a single open plan room.

On the third floor there is an office available comprising of 2 adjoining rooms.

All offices benefit from lots of natural light and high ceilings, carpets throughout, radiator heating and parking.

Some on-street parking is available nearby.



ACCOMMODATION

First Floor: 1,270 sq ft (118 sq m), 2 parking spaces

Second Floor, Suite A: 750 sq ft (70 sq m), 1 parking space

Second Floor, Suite B: 790 sq ft (73 sq m), 1 parking space

Third Floor: 813 sq ft (76 sq m), 2 parking spaces

TERMS

The offices are available on the basis of new full repairing and insuring leases by way of a service charge, for a term to be agreed.

Rent is exclusive of VAT, service charge, business rates and all other outgoings.

RENT

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VAT

TBC

BUSINESS RATES

First Floor: RV £17,500

Second Floor, Suite A: RV £11,250

Second Floor, Suite B: RV £11,250

Third Floor: RV £10,500

2023/24 Rate in the £: 49.9p

Small Business Rate Relief may apply and would result in nil rates payable for the Second and Third floor offices.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

EPC

C - 71



1st Floor Suite A - 1,250sq ft approx

