

TO LET

£15,500 PER ANNUM

elwell taylor



ALEXANDRA HOUSE, CHURCH STREET
CHELMSFORD
CM2 7HY

SECOND FLOOR OFFICES WITH
PARKING

- 829 SQ FT (77 SQ M)
- AIR CONDITIONING
- PRIVATE KITCHEN
- 4 ALLOCATED PARKING SPACES

LOCATION

Alexandra House is situated in Church Street, Great Baddow, south of Chelmsford city centre.

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

DESCRIPTION

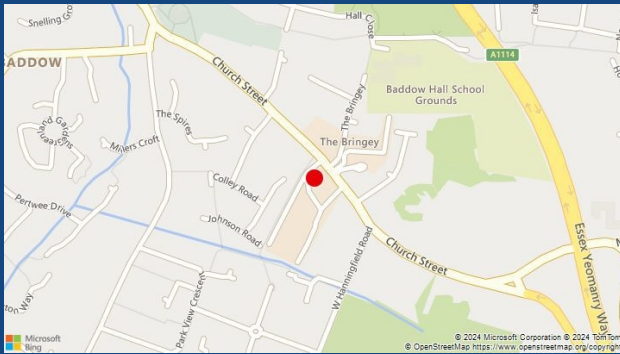
Alexandra House comprises a modern 3- storey detached office building with parking.

Available to let is a suite occupying part of the 2nd floor.

The office is open plan with a private kitchen, and benefits from carpets, suspended ceiling with inset lighting, heating and cooling air-conditioning, radiators, floor boxes and roof lights.

There are shared male & female WCs off the 2nd floor landing and a lift to all floors.

4 allocated parking spaces are included.



ACCOMMODATION

Office: 773 sq ft (72 sq m)
Kitchen: 56 sq ft (5 sq m)
TOTAL: 829 sq ft (77 sq m)

CAR PARKING

4 spaces

TERMS

The property is available on the basis of a new full repairing and insuring lease by way of a service charge, for a term to be agreed.

Lease to be outside of the security of tenure provisions of the Landlord & Tenant Act 1954.

RENT

£15,500 Per Annum

VAT

VAT is payable on the rent.

BUSINESS RATES

Rateable Value: £12,000
2023/24 Rate in the £: 49.9p
Rates Payable: £5,988 per annum

Small Business Rate Relief may apply and would result in nil rates payable. Speak to Chelmsford City Council for more information.

LEGAL COSTS

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

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Second Floor Plan

