

TO LET

£35,000 PER ANNUM

elwell taylor



ATHOLL HOUSE, 65 DUKE STREET
CHELMSFORD
CM1 1HL

GROUND FLOOR OFFICES TO
LET

- 1,771 SQ FT (165 SQ M)
- OPEN PLAN OFFICES
- PROMINENT POSITION
- OPPOSITE CHELMSFORD RAILWAY STATION

LOCATION

Atholl House is prominently located on the corner of Duke Street and Victoria Road South.

Chelmsford Mainline Railway Station is directly opposite, providing direct access to London Liverpool Street within 35 minutes. Chelmsford High Street is a few minutes walk away.

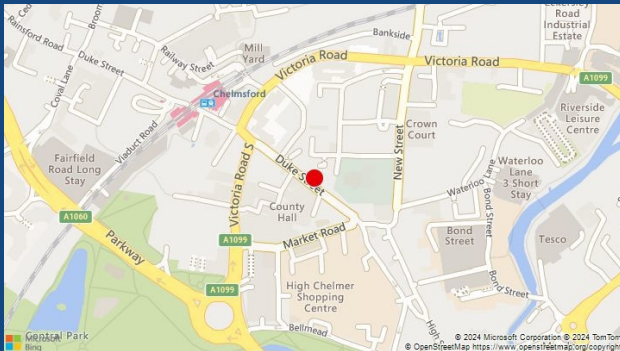
DESCRIPTION

Atholl House is an attractive character property occupying a prominent location in the heart of Chelmsford City Centre.

Available to let are the ground floor offices comprising of mainly open plan office space, with kitchen area and disabled WCs.

There are two entrances from the Victoria Road South frontage, one via steps and a level access to the side.

The property is finished to a good specification including LED lighting.



ACCOMMODATION

1,771 sq ft (165 sq m)

TERMS

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

RENT

£35,000 Per Annum

VAT

TBC

BUSINESS RATES

RV: £30,500

2023/24 Rate in the £: 49.9p

Rates Payable: £15,219 per annum

LEGAL COSTS

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

EPC

TBC

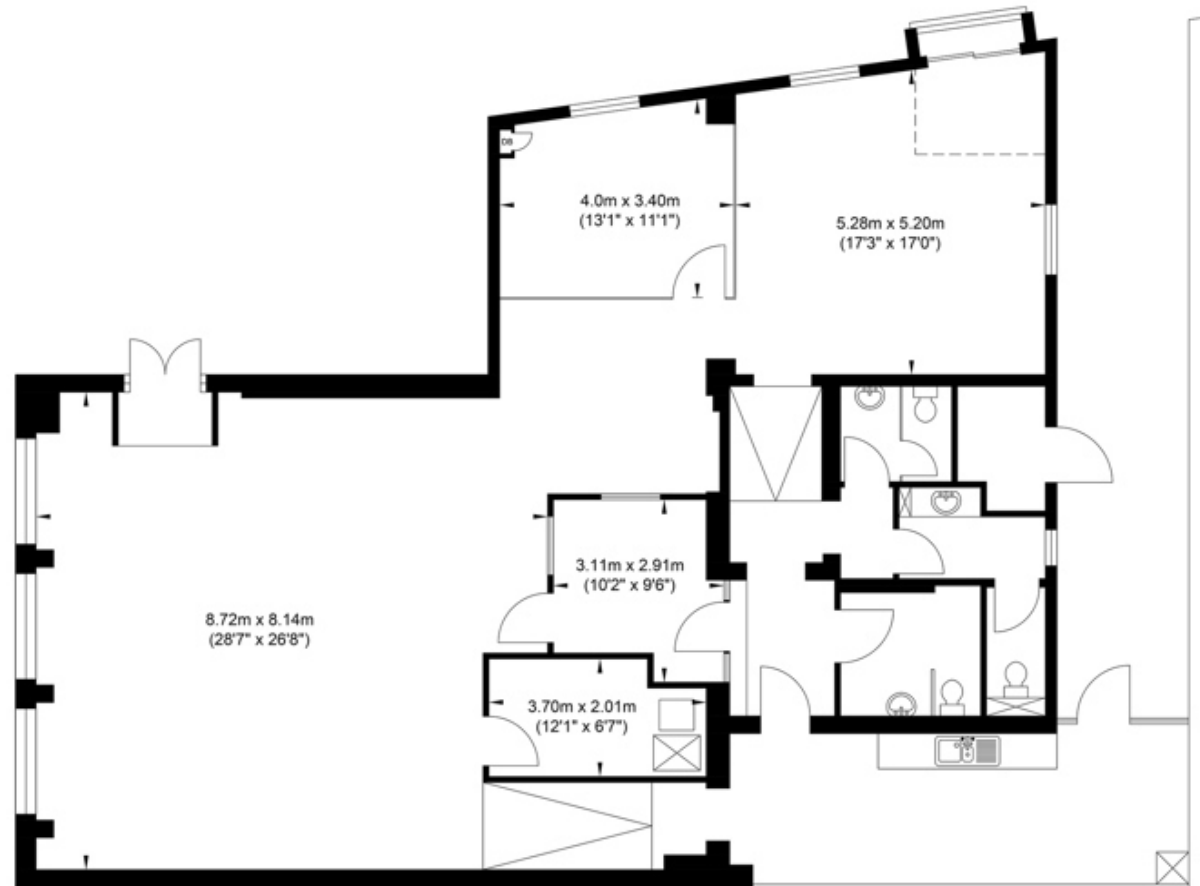
VIEWINGS

Strictly by prior appointment with sole agents Elwell Taylor (01245 266088).



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Ground Floor

Gross Internal Floor Area : 172.48 m2 ... 1857 ft2

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