

TO LET

£30,000 PER ANNUM

elwell taylor



ALEXANDRA HOUSE, CHURCH STREET
CHELMSFORD
CM2 7HY

FIRST FLOOR OFFICES WITH
PARKING

- 1,983 SQ FT (184 SQ M)
- AIR CONDITIONING
- PRIVATE KITCHEN
- 8 ALLOCATED PARKING SPACES
- EASY ACCESS TO THE A12

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 are the 1st floor offices.

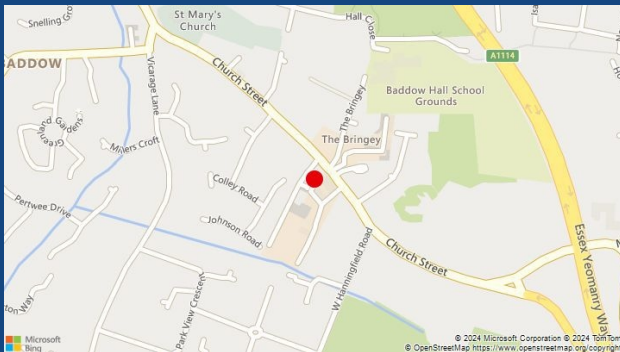
The offices are mainly open plan around the central core, with partitioned private offices / meeting rooms.

The offices benefit from carpets, suspended ceiling with inset lighting, air conditioning, radiators and floor boxes.

There are shared male & female WCs off the 1st floor landing and a lift to all floors.

8 allocated parking spaces are included.

A 2nd floor office (829 sq ft) is also currently available.



ACCOMMODATION

First Floor Offices: 1,983 sq ft (184 sq m)

CAR PARKING

8 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

£30,000 Per Annum

VAT

VAT is payable on the rent.

BUSINESS RATES

RV: £28,250

2024/25 Rate in the £: 49.9p

Rates Payable: £14,097 per annum

LEGAL COSTS

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

EPC

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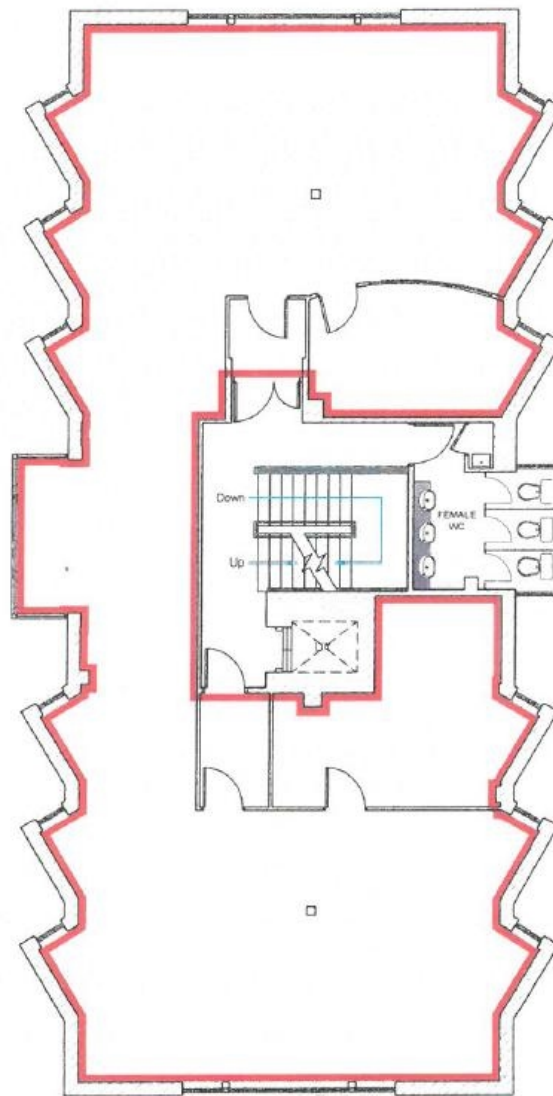
VIEWINGS

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



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First Floor Plan