

Greenwood House, New London Road, Chelmsford, Essex CM2 0PP



To Let
**Prestigious High Quality
Office Accommodation**
2,020 - 2,960 Sq. Ft.
(187.8 - 275.1 Sq. M.)

- Air Conditioning
- Raised Access Flooring
- Suspended Ceiling with Recessed Lighting
- Allocated Car Parking
- Other Occupiers Include: Handelsbanken, Allianz and Kennedys Law



**SOUTH EAST
OVERALL WINNER**
FENN WRIGHT

1ST



- Most Active Agent Essex 2019, 2020 & 2021
- Most Active Agent Suffolk 2020
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020
- Dealmaker of the Year South East 2021



RICS

the mark of
property
professionalism
worldwide

Details

Location

The City of Chelmsford is located approximately 37 miles northeast of London and benefits from excellent communications via the A12 giving direct access to the M25 (junction 28) within 12 miles. The M11 and Stansted Airport are also easily accessible.

The City's railway station is within walking distance and provides a fast and frequent service to London Liverpool Street with journey times from approximately 32 minutes.

Greenwood House is located in a prime position on New London Road being within a few minutes walk of Chelmsford's High Street.

Description

Greenwood House provides prestigious high quality office accommodation in a convenient and accessible location on New London Road. The suites benefit from air conditioning, raised accessed flooring, suspended ceiling with recessed lighting, allocated car parking, male and female communal toilets and disabled facilities.

Accommodation

The suites have been measured in accordance with the RICS Code of Measuring Practice (6th edition) and we calculate the following approximate net internal areas:

GF Rear Right Suite	2,020 Sq. Ft. (187.8 Sq. M.)
4th Floor Rear Left Suite	2,960 Sq. Ft. (275,1 Sq. M.)

EPC

EPC Rating - C64.

Services

We understand the property is connected to mains water, drainage and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

Local Authority

Chelmsford City Council
T: 01245 606826

Business Rates

The suites are listed in the Valuation Office Agency Rating List as follows:

GF Rear Right Suite

Rateable Value	£34,250
Approx. Rates Payable (2022/23)	£17,090.75

Fourth Floor Rear Right Suite

Rateable Value	£54,500
Approx. Rates Payable (2022/23)	£27,904

Service Charge

The scheme's standard service charge provisions will apply. Further details are available upon request.

Terms

The suites are available to let on new full repairing and insuring leases by way of a service charge for a term to be agreed.

Rent

Upon application.

VAT

We understand that the property is elected for VAT.

Legal costs

Each party to bear their own legal costs.

Viewing

Strictly by prior appointment with the sole agents:

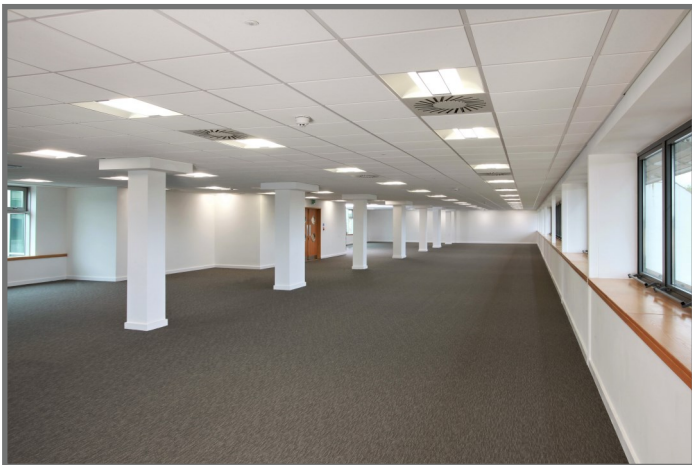
Fenn Wright

20 Duke Street, Chelmsford, CM1 1HL

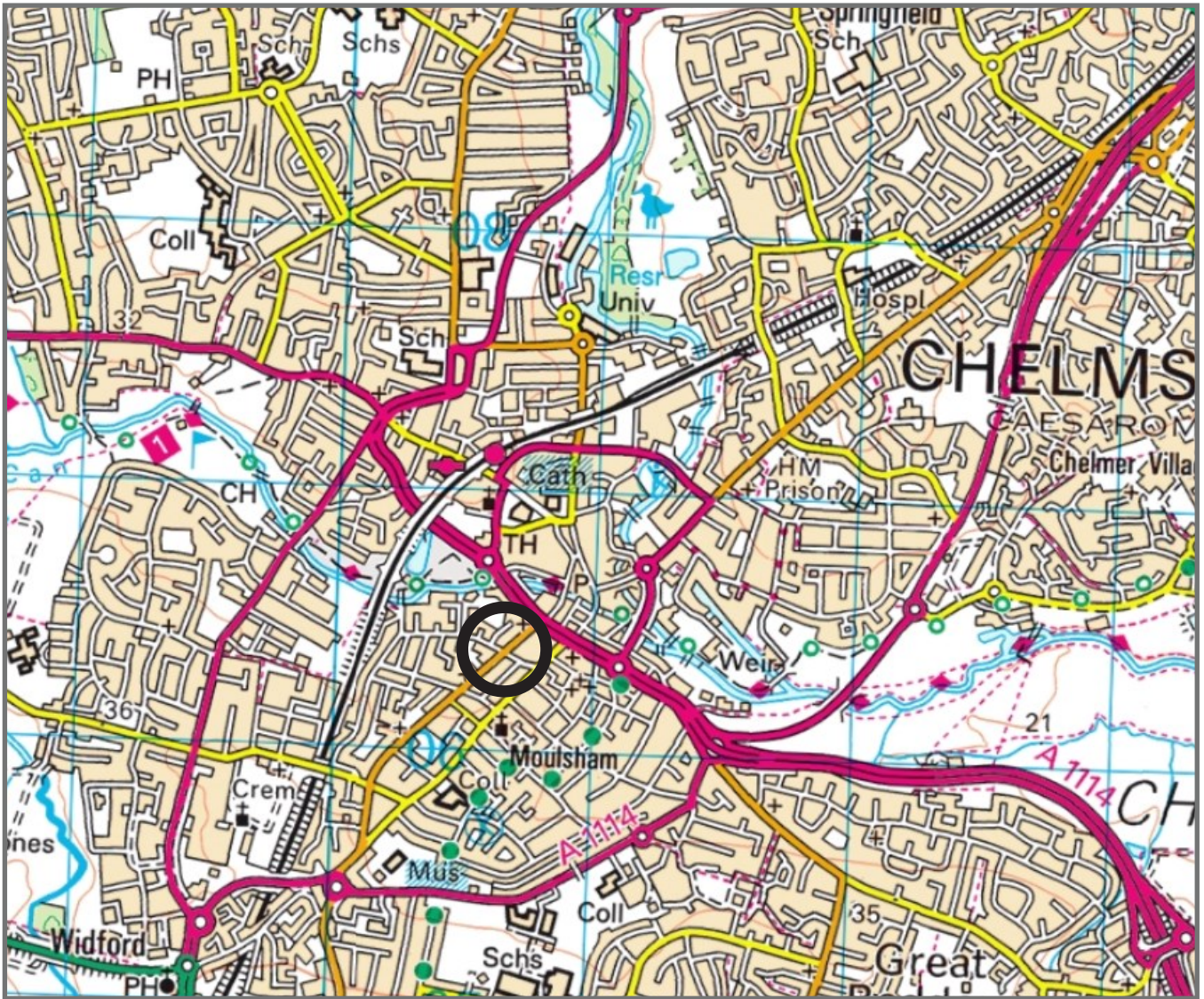
01245 261 226
fennwright.co.uk

John Logan jdl@fennwright.co.uk

James Wright jw@fennwright.co.uk



Please note these are general photographs of the scheme and not necessarily of the available suites.



For further information

01245 261226

fennwright.co.uk

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