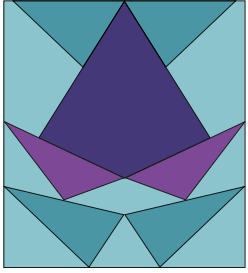


THE LAW



BUILDING



AN ATTRACTIVE
ART DECO
BUILDING WITH
ORIGINAL
FEATURES

HIGH QUALITY
OFFICE
ACCOMMODATION

BURGESS SPRINGS, VICTORIA ROAD SOUTH,
CHELMSFORD CM1 1NW

6,430 SQ. FT. TO 20,156 SQ. FT.
APPROXIMATELY

KEY FEATURES

- Very Close to Chelmsford City Train Station
- 28 On-Site Car Parking Spaces Providing a Ratio of 1:720 sq. ft.
- BREEAM Rating: Very Good

SPECIFICATION

- Comfort Cooling
- Full Access Raised Flooring
- Suspended Ceilings Comprising Metal Tiles and Recessed Lighting
- Video Entry System
- Passenger Lift

LOCATION

Chelmsford is the principal commercial and administrative centre in Essex located approximately 30 miles north-east of London. It has a large and well-established business community comprising companies within the banking, finance, and business service sectors as well as Government departments. Major occupiers within the City include AON, Arthur J Gallagher, MS Amlin, Grant Thornton, QBE, and RSA.

Chelmsford High Street is a short distance away and interlinks with the popular Bond Street retail and leisure scheme which hosts John Lewis, The North Face, Bills and Wagamama to name but a few.

Chelmsford train station is approximately 250 yards from the property and provides a frequent mainline rail service to London Liverpool Street with journey times from approximately 32 minutes.

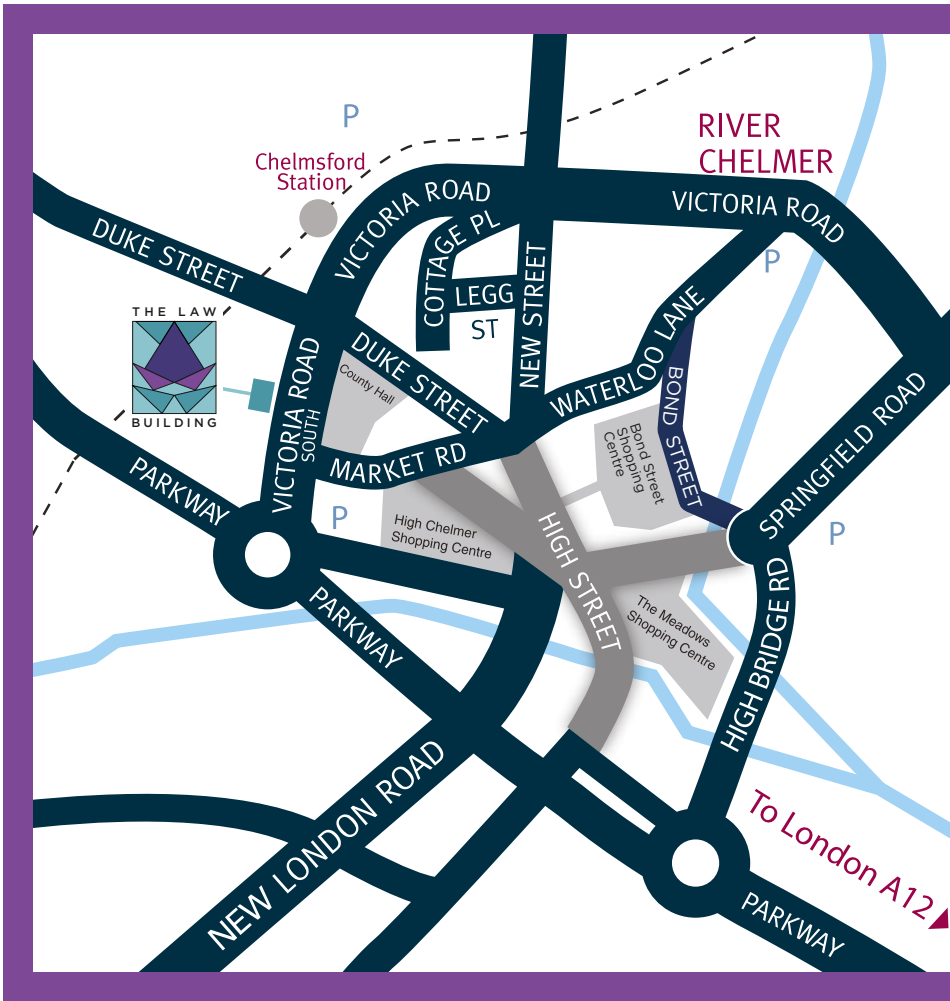
The City benefits from excellent communication links with the A12 providing dual carriageway access to Central London, the M25 motorway (junction 28) 14 miles to the south-west and Colchester 24 miles to the north-east. The A414 to the south of the city centre provides access to the M11 motorway (junction 7) approximately 17 miles to the west. The A130 provides access to Braintree and the A120 to the north-east.

Stansted International Airport is easily accessible being 18 miles to the north-west, via the A120.

DESCRIPTION

The Law Building forms part of Notting Hill Genesis' City Park West development which occupies a prominent position opposite Chelmsford Station. The Law Building has been substantially rebuilt behind a retained Art Deco façade to provide high quality office accommodation over three floors. The combination of high specification office space and original features make this a rare opportunity to occupy a distinctive building.





ENERGY PERFORMANCE CERTIFICATE

The building has been given a rating of B - 42.

TERMS

The accommodation is available on full repairing and insuring leases by way of a service charge for a term to be agreed.

RENT

Upon application.

VAT

The property is elected to VAT.

RATES

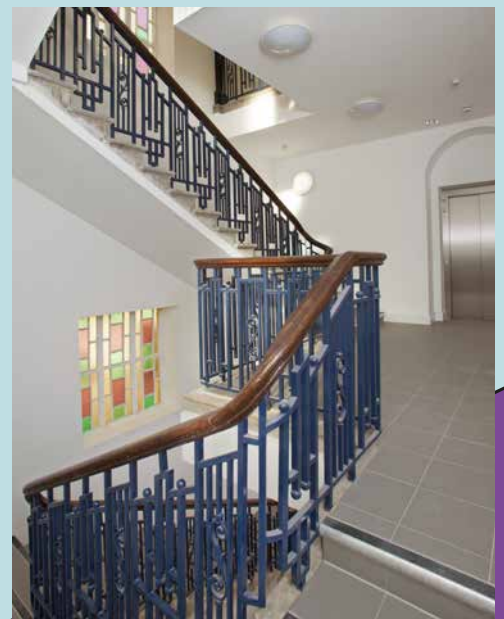
The property is entered into the 2023 VOA Rating List as follows:

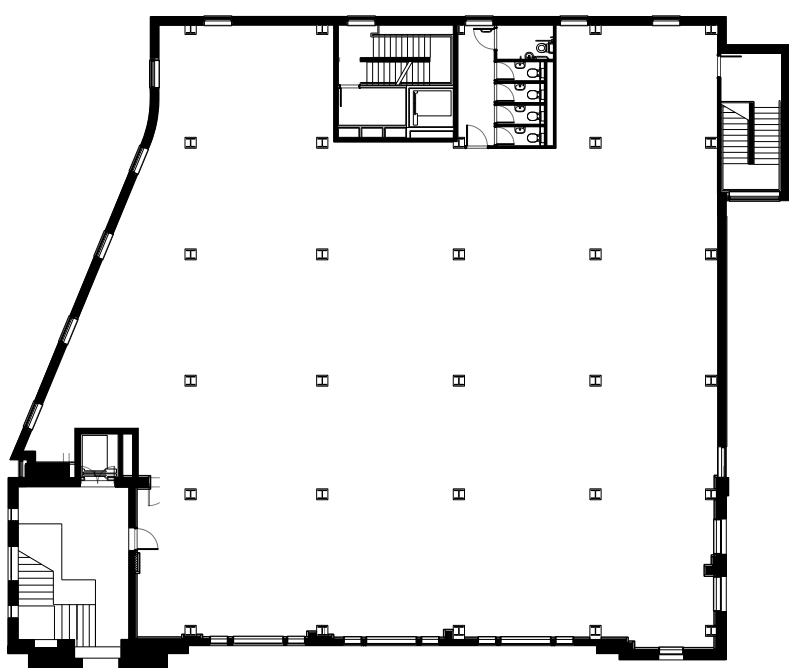
Ground Floor Rateable Value
£142,000

1st & 2nd Floor Rateable Value
£262,500

ACCOMMODATION

Ground Floor	6,430 Sq. Ft.
First Floor	6,713 Sq. Ft.
Second Floor	6,713 Sq. Ft.
Total Net Internal Area	20,156 Sq. Ft.





Indicative floor plan.

VIEWING

Viewings are strictly by prior appointment with the joint sole agents:

John Logan

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3. The vendor or lessor does not make or give, and neither Fenn Wright and Savills nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
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June 2024