



CITY CENTRE OFFICE FOR SALE

BURGESS SPRINGS / VICTORIA ROAD SOUTH / CHELMSFORD CM1 1NW

20,156 SQ. FT

DESCRIPTION

The Law Building forms part of the mixed use 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 with a passenger lift. Externally the property benefits from secure car parking in the scheme's underground car park.

Within the scheme there is a newly opened Brewhouse & Kitchen, Bupa Health Centre, énergie Fitness gym and a Londis convenience store. Park Central which incorporates Chelmsford Bus Station is a very short distance away and occupiers include Tesco's, Greggs and Subway.

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.

KEY FEATURES

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

SPECIFICATION

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





ACCOMMODATION (NIA)

Ground Floor	/	6,430 sq. ft.
First Floor	/	6,863 sq. ft.
Second Floor	/	6,863 sq. ft.
Total Net Internal Area	/	20,156 sq. ft.

E P C

B / 42

R A T E S

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

S E R V I C E C H A R G E

The Law Building is to contribute towards the scheme's service charge. Further information is available upon request.

T E N U R E

The Law Building is available for sale on a new 999 year Long Leasehold interest at a peppercorn ground rent.

P R I C E

£3,500,000 plus VAT.

V A T

The property is elected to VAT.

C O S T S

Each party to bear their own legal and surveyors costs incurred in this transaction.

VIEWING

Viewings are strictly by prior appointment with the sole agents,
Fenn Wright.

CONTACT

John Logan / jdl@fennwright.co.uk / M. 07811 979257

James Wright / jw@fennwright.co.uk / M. 07733 337369



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MAY 2023

CHELMSFORD STATION

HIGH STREET

THE
LAW
BUILDING



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