



Eagle House, Waterloo Lane, Chelmsford CM1 1DB

Extensively Refurbished Air Conditioned Office Suites To Let

Excellent City Centre Car Parking

Band 'A' Rated EPCs

Suites From 675 sq. ft. (58.6 sq. m.) To 1,500 sq. ft. (139.4 sq. m.)

FennWright



Description

Eagle House has been subject to a comprehensive refurbishment to provide 16 office suites of varying size over four floors.

The accommodation benefits from:

- Suspended Ceiling With Recessed LED Lighting
- Air Conditioning
- Kitchenette Facilities in All Suites With Inbuilt Microwaves
- Fresh Air Mechanical Ventilation System With Heat Recovery
- BT Fibre Connectivity to Each Suite
- Male, Female and Disabled Shared WCs
- Shared Shower Facilities
- Cycle Storage
- Passenger Lift Serving all Floors
- Video Telephone Entry System
- Secure Fob Entry to All Suites
- Onsite Car Parking in a Security Barrier Controlled Car Park
- 6 Communal Electric Car Charging Bays
- 3 Communal Disabled Car Parking Spaces

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 a few minutes walk and provides a fast and frequent service to London Liverpool Street with journey times from approximately 32 minutes.

The building is adjacent to the Bond Street retail and leisure development which contains a number of high end retailers, restaurants and leisure providers such as John Lewis, White Stuff, Hotel Chocolat, Charles Tyrwhitt, Tiptree Tea Room, Bills, Ask Italian, Giggling Squid and Everyman Cinema.

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 606606

Service Charge

There will be a service charge payable towards the upkeep of the scheme and currently estimated at £5 per sq. ft. per annum plus VAT.

Business Rates

The suites are awaiting assessment for business rates. Interested parties are to rely on their own investigations and advised to contact the local authority for further information.

Terms

The suites are available to let on new effective full repairing and insuring Leases by way of a service charge for a term to be agreed at the quoting rents contained in the Accommodation Schedule.

VAT

We understand that the property is elected to VAT.

Legal Costs

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





Accommodation Schedule

Floor	Suite	Size (NIA)	EPC	Car Parking Spaces	Quoting Rent (PAX plus VAT)
Ground Floor	Office 1	951 sq. ft.	A - 22	2	£23,780
	Office 2	1,085 sq. ft.	A - 22	3	£27,125
	Office 3	742 sq. ft.	A - 23	2	£18,560
	Office 4	631 sq. ft.	A - 22	2	<i>Under offer</i>
	Office 5	820 sq. ft.	A - 22	2	<i>Under offer</i>
First Floor	Office 6	921 sq. ft.	A - 22	2	£23,030
	Office 7	1,104 sq. ft.	A - 19	3	£27,600
	Office 8	675 sq. ft.	A - 21	2	£16,875
	Office 9	873 sq. ft.	A - 20	2	£21,815
	Office 10	1,161 sq. ft.	A - 20	3	£29,025
Second Floor	Office 11	597 sq. ft.	A - 24	2	<i>Let</i>
	Office 12	1,169 sq. ft.	A - 18	3	£29,215
	Office 13	671 sq. ft.	A - 21	2	<i>Let</i>
	Office 14	841 sq. ft.	A - 21	2	£21,035
	Office 15	1,162 sq. ft.	A - 21	3	<i>Let</i>
Third Floor	Office 16	1,500 sq. ft.	A - 16	4 (double parked)	£37,500

Viewing

Strictly by appointment with the sole agents:

Fenn Wright

20 Duke Street, Chelmsford, Essex CM1 1HL

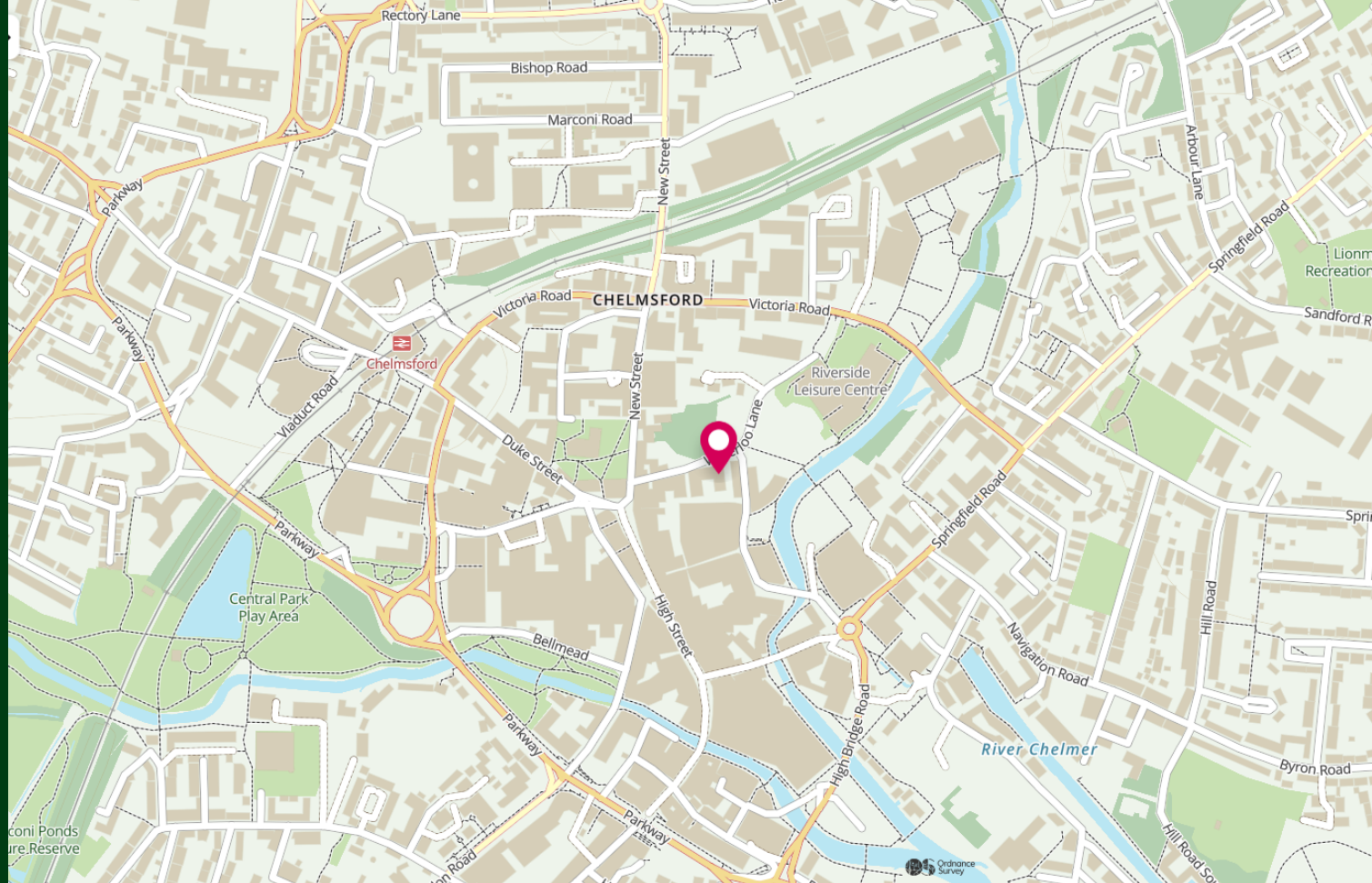
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