

D1 Victoria Road South, City Park West, Chelmsford CM1 1LN



**For Sale / To Let**  
**Commercial Unit Suitable**  
**for Variety of Uses**  
**(S.T.P.P.)**

**2,703 Sq. Ft.**  
**(251.21 Sq. M.)**

- City Centre Location
- Close Proximity to Chelmsford Train and Bus Station
- Car Parking
- Shell and Core Finish
- Glazed Frontage



- Most Active Agent Essex 2019, 2020, 2021 & 2022
- Most Active Agent Suffolk 2020 & 2022
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020
- Dealmaker of the Year South East 2021 & 2022



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# Details

## Location

Chelmsford is the County City of Essex, being a strategic administrative, financial and service centre. The city is a popular location for regional offices, being 35 miles north-east of London.

The A12 provides direct access to the M25 (J28) as well as to East Anglia and the East Coast Ports of Felixstowe, Lowestoft and Harwich. Stansted Airport and the M11 (J8) are approximately 30 minutes drive via the A130/A120.

Chelmsford railway station provides a regular fast service to London Liverpool Street (approx. 30 minutes).

City Park West is a new development situated between Chelmsford railway station and the High Street.

## Description

The unit has been finished to a shell and core condition and benefit from floor to ceiling windows to front and rear elevations. The unit is open plan benefitting from high ceiling heights suitable for a variety of uses (STPP).

## Accommodation

Our client has provided the following gross internal area:

D1 Victoria Road South: 2,703 sq. ft. (251.21 sq. m.)

## Services

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.

## Business Rates

The unit is entered into the valuation office agency rating list as follows:

Rateable Value: £48,250  
Approx. Rates Payable (2024/25): £24,076.75

## Local Authority

Chelmsford City Council - T: 01245 606606

## Planning

We understand that the unit has consent for A1, B1, A2, A3, A4 and A5 uses.

## Energy Performance Certificate

B - 35.

## VAT

The unit is elected to VAT, which will be charged at the prevailing rate on the rent, service charge and other outgoings.

## Service charge

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

## Terms

The unit is available for sale on a 250 year long leasehold interest at a peppercorn rent at a guide price of £540,000 plus VAT. Alternatively the unit is available to let on a new effective full repairing and insuring leases by way of a service charge for a term to be agreed at a commencing rent of £50,000 per annum exclusive plus VAT.

## Legal Costs

Each party to bear their own legal and professional costs incurred.

## Viewing

Strictly by prior appointment:

## Fenn Wright

20 Duke Street, Chelmsford, CM1 1HL

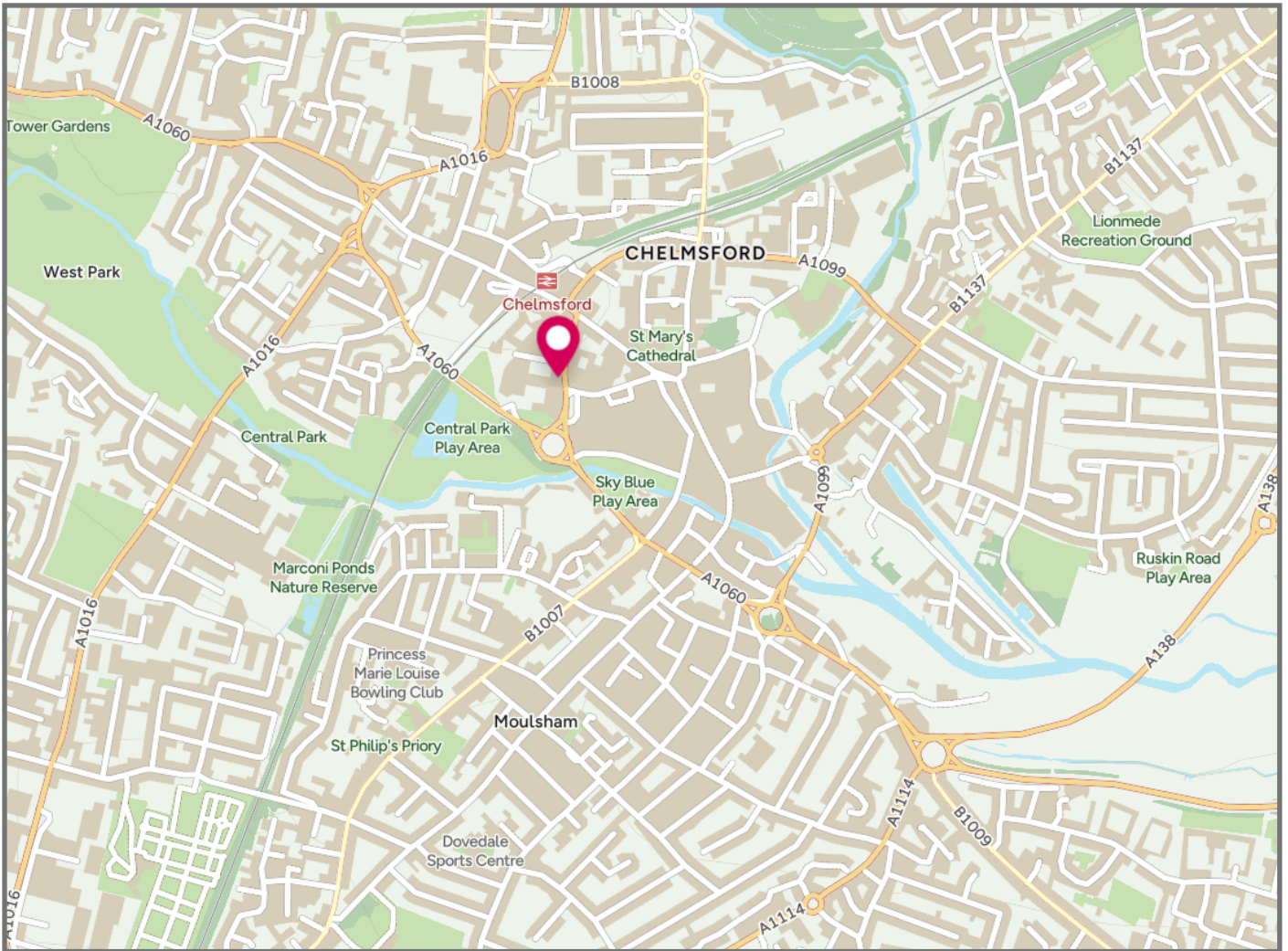
**01245 261226**

**fennwright.co.uk**

Contact:

John Logan jdl@fennwright.co.uk

James Wright jw@fennwright.co.uk



For further information

**01245 261226**

[fennwright.co.uk](http://fennwright.co.uk)

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