



Commercial Units at Cunard Square, Townfield Street, Chelmsford CM1 1AQ

For Sale or To Let

Adjacent Chelmsford Train Station

High Residential Density Scheme

757 - 1,650 sq. ft. (70.35 - 153.35 sq. m.)

FennWright 



Location

Cunard Square is situated in Chelmsford City Centre, a very short walk from Chelmsford train station which provides a frequent service to London Liverpool Street with journey times from approximately 32 minutes. Cunard Square forms part of a residential led development containing 474 residential units, in addition to commercial occupiers such as Bellway, COOP convenience store and Geek Retreat.

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 International Airport is easily accessible being 19 miles to the north-west, via the A120.

Description

The commercial units have been completed to a shell and core specification ready for an occupiers own fit out and suitable for retail, professional and financial services, office and leisure uses.

Cunard Square has been designed around a pedestrian access to/from the University/New Street area of the City to the Train Station and the units provide glazed retail frontages onto Cunard Square.

The units do not have allocated car parking, however, the scheme is situated adjacent to the Townfield Street multi-storey car park. On site car parking may be available by way of separate negotiation.

Services

We understand the units have capped mains water, drainage, and electricity supplies. 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

Title

The units are held on 125 year long leasehold interests from 1st August 2017 at peppercorn ground rents.

EPC

Tbc.

Service Charge

A service charge towards the upkeep of the scheme will apply. Further information is available upon request.

Terms

The units are available for sale on long leasehold interests by way of private treaty. The units are also available to let on new effective full repairing and insuring terms by way of a service charge for a term to be agreed. The quoting sale prices and rents are contained in the below accommodation schedule.

VAT

We understand that the units are elected to VAT.

Accommodation Schedule

Unit	Size (NIA)	Rateable Value	Quoting Rent (PAX plus VAT)	Quoting Price (plus VAT)
3 Cunard Square	1,277 sq. ft.	Tbc.	£21,000	£230,000
20 Cunard Square	757 sq. ft.	£13,250	£13,250	£155,000
37 Cunard Square	976 sq. ft.	£14,500	£17,000	£200,000
47 Cunard Square	1,345 sq. ft.	£18,250	£21,500	£230,000
67 Cunard Square	1,650 sq. ft.	£24,750	£26,400	£280,000
68 Cunard Square	1,650 sq. ft.	£15,000	£26,400	£280,000



Legal Costs

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

Viewing

Strictly by appointment with the joint sole agents:

Fenn Wright

20 Duke Street, Chelmsford, Essex CM1 1HL

01245 261226

fennwright.co.uk

Contact:

John Logan jdl@fennwright.co.uk

James Wright jw@fennwright.co.uk

Or

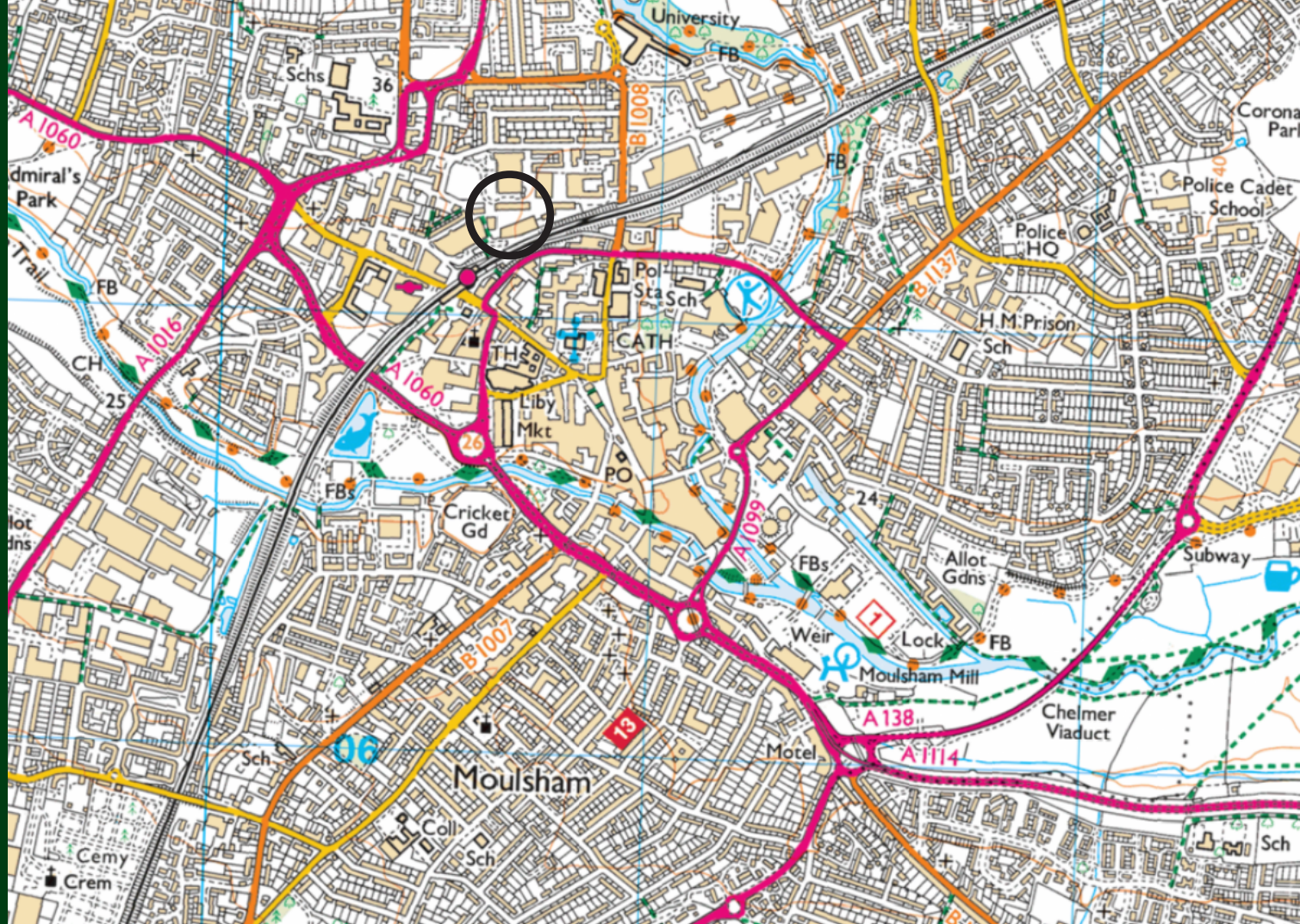
Savills

Parkview House, Victoria Road, Chelmsford CM1 1BT

01245 293228

Contact:

Mike Storrs MStorrs@savills.com



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