

Grosvenor House, 51-53 New London Road, Chelmsford CM2 0ND



**To Let**

**City Centre Office  
Accommodation With  
Car Parking**

**1,790 Sq. Ft.  
(166.7 Sq. M.)**

- **Quoting Rent: £34,010 Per Annum Exclusive Plus VAT**
- Air Conditioning
- LED Lighting
- Open Plan Layout
- Kitchen Facilities
- Allocated Car Parking



- **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

Grosvenor House is prominently located on New London Road, a short distance from the High Street and close to the junction with Parkway, the ring road round the city centre.

The City of Chelmsford is located approximately 30 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 approximately 0.4 miles away and provides a fast and frequent service to London Liverpool Street with journey times from 32 minutes.

## Description

Grosvenor House forms a multi-let modern office building accessed from New London Road with rear access onto the car park. The available suite is located on 2<sup>nd</sup> floor and benefits from:

- Air Conditioning
- LED Lighting
- Suspended Ceiling
- Three Allocated Onsite Car Parking Spaces
- Kitchen Facilities
- Passenger Lift
- Male, Female and Disabled WCs
- Disabled Access

## Accommodation

We have been provided with the following net internal area:

2nd Floor 51 NLR: 1,790 sq. ft. (166.68 sq. m.)

## 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.

## Energy Performance Certificate

C - 68.

## Business Rates

The suites are assessed separately for business rates and are entered on the Valuation Office Agency Rating List as follows:

Second Floor, 51 New London Road

2023 Rateable Value: £28,500

Approx. Rates Payable (2023/24): £14,250 pa

## Local Authority

Chelmsford City Council

T: 01245 606826

## Service Charge

We understand that there is a service charge for the upkeep of the property. Further details are available upon request.

## Terms

The suite is available to let on a new effective full repairing and insuring lease by way of service charge for a term to be agreed at commencing rents of £34,010 per annum exclusive plus VAT.

## VAT

The property is elected for VAT, which will be payable on the rent, rent deposit, service charge and other outgoings.

## Legal costs

Each party to bear their own legal costs.

## Viewing

Strictly by prior appointment with the joint sole agents:

## Fenn Wright

20 Duke Street, Chelmsford, CM1 1HL

**01245 261 226**

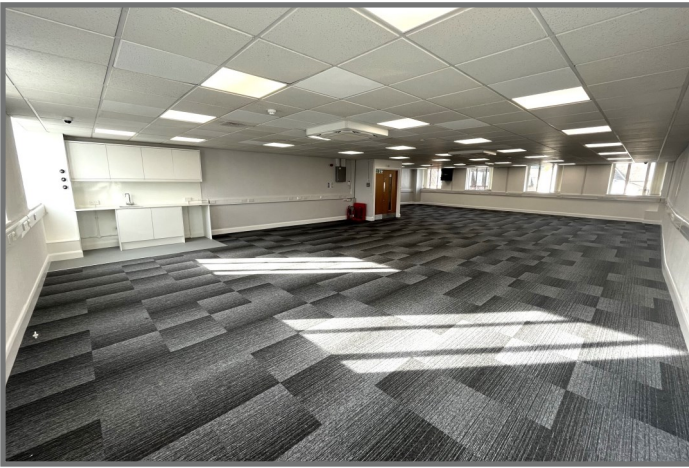
**fennwright.co.uk**

Contact:

John Logan jdl@fennwright.co.uk

James Wright jw@fennwright.co.uk





Please note that the photos are of the subject office suite, however, the communal areas are general from across the whole scheme and may not be of the relevant communal areas to the subject suite.





For further information

**01245 261226**

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

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