

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



To Let

**City Centre Office
Accommodation With
Car Parking**

**890 - 1,790 Sq. Ft.
(82.7 - 166.7 Sq. M.)**

- **Quoting Rent: £19 Per Sq. Ft. PAX 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**



RICS

the mark of
property
professionalism
worldwide

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 accommodation benefits from:

- Air Conditioning
- LED Lighting
- Suspended Ceiling
- Allocated Onsite Car Parking Spaces
- Kitchen Facilities
- Passenger Lift
- Communal 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.)

Suite B, 1st Floor, 53 NLR: 890 sq. ft. (82.7 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.

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

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 (2024/25): £14,250 pa

Suite B, First Floor, 53 New London Road

2023 Rateable Value: £15,000

Approx. Rates Payable (2024/25) £7,500

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 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 commencing rents of £19 per sq. ft. per annum exclusive plus VAT.

VAT

The property is elected for VAT, which will be payable on outgoings.

Legal costs

Each party to bear their own legal costs.

Viewing

Strictly by prior appointment with the joint sole agents:

Fenn Wright

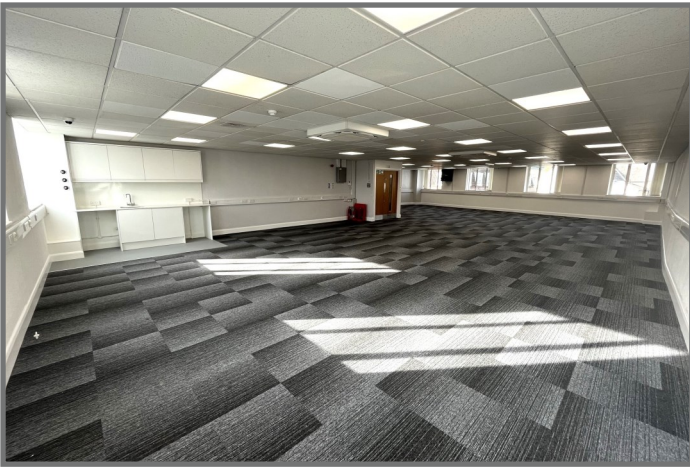
20 Duke Street, Chelmsford, CM1 1HL

01245 261226

fennwright.co.uk

Contact:

John Logan jdl@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

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex CO3 8RQ. A list of members is open to inspection at our offices.

