



58 New London Road, Chelmsford CM2 0PA

For Sale Freehold

Substantial City Centre Office Building with Car Parking Spaces

Prior Approval and Planning Permission for 19 Residential Flats

10,716 sq. ft. (995.53 sq. m.)

FennWright

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

The building is situated off New London Road adjacent to the River Chelmer and overlooking the neighbouring parks of Sky Blue Pasture and Bell Meadow Park and also with views onto the Essex County Cricket Ground. Chelmsford High Street and Moulsham Street provides City Centre retail, restaurant and leisure facilities.

Description

58 New London Road forms a detached three storey former office building configured in a 'T' shape with a central core incorporating a lift and staircase. The office fit out has been stripped out and the building is in shell and core condition. A total of 16 car parking spaces are provided to the front and rear of the building.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice on a Gross Internal Area basis but with deductions for the principal core and fire escape areas to provide the following areas:

Ground Floor:	2,320 sq. ft.	(215.53 sq. m.)
First Floor:	4,198 sq. ft.	(390.00 sq. m.)
Second Floor:	4,198 sq. ft.	(390.00 sq. m.)
Total:	10,716 sq. ft.	(995.53 sq. m.)

Services

We understand the property is connected to mains water, drainage, gas 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 including IT and telecommunication links.



Planning

We understand the property has long standing office use.

The property benefits from prior approval for the change of use from offices to 15 residential units (Class C3) under application reference number: 23/00614/CUPAMA.

The property also benefits from full planning permission for a roof extension to create a further 4 apartments under application reference number: 23/01158/FUL.

Local Authority

Chelmsford City Council

T. 01245 606606

Business Rates

We understand that the property has been removed from the VOA rating list.

Title

The property is held freehold under the registered title number: EX555852.

Eastern Electricity Plc have a lease in relation to the electricity sub station for a term of 99 years from October 1978.

Terms

58 New London Road is available for sale as a whole with vacant possession subject to the lease to Eastern Electricity Plc and offers are invited in the region of £1,750,000.

VAT

We understand that the property is elected to VAT.

Legal Costs

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



Information Pack

There is a substantial information pack available which includes the following:

- Registered Title
- Floor Plans
- Asbestos Survey
- Structural Feasibility Assessment
- Topographic Survey
- Flood Risk Assessment
- Heritage Report
- Daylight Assessment
- Highways Report
- Noise Exposure Assessment
- Landscape Proposal

Viewing

Strictly by appointment with the sole agents:

Fenn Wright

20 Duke Street, Chelmsford, Essex CM1 1HL

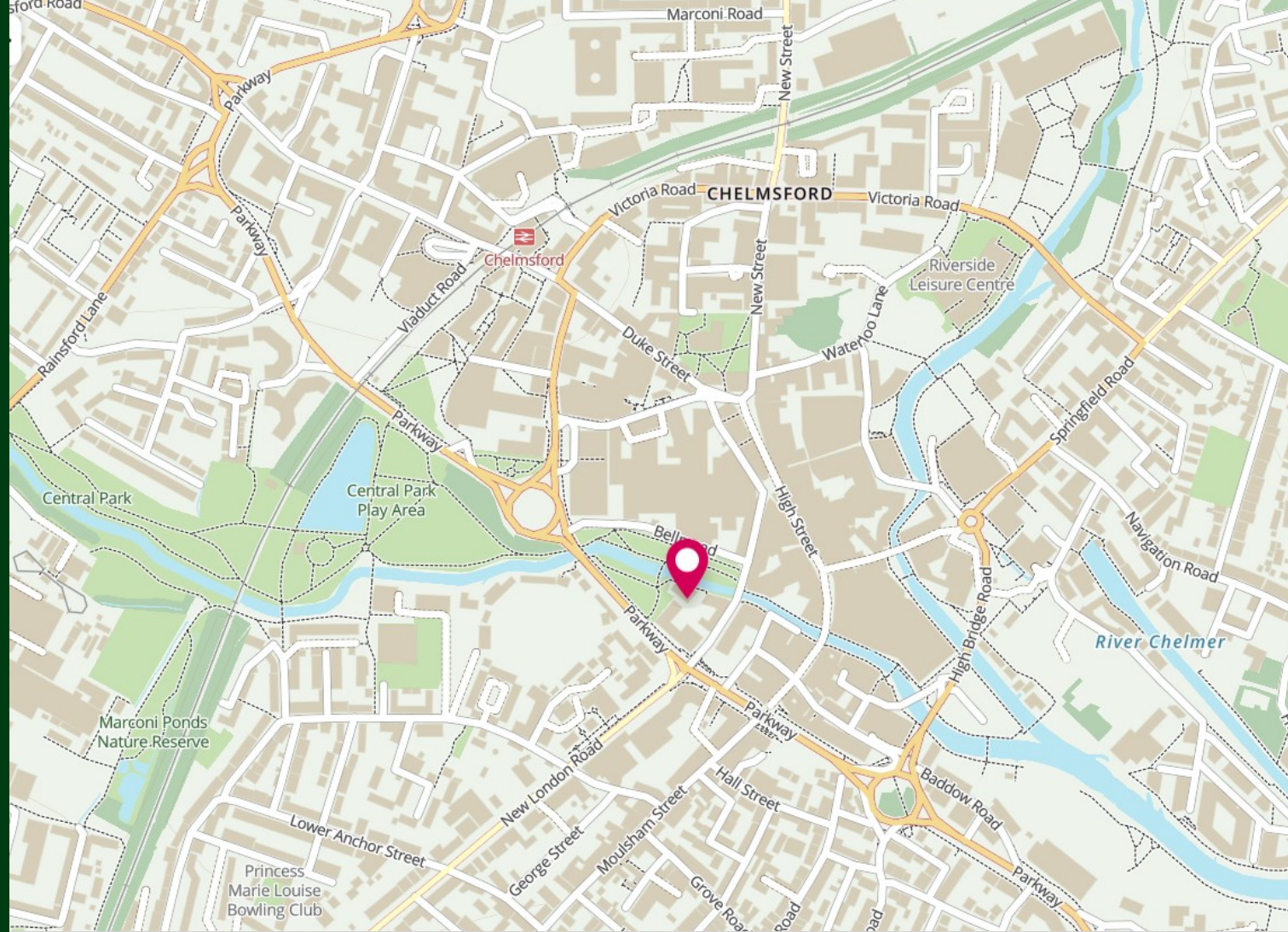
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