



AVAILABLE TO LET

Open plan air conditioned city centre office suite

Part First Floor, 1 Moulsham Street,
Chelmsford, Essex CM2 0HR

RENT

£17,000
per annum

AVAILABLE AREA

1,044 sq ft
[96.99 sq m]

LOCATION

The property is situated at the northern end of Moulsham Street, overlooking the River Can, in the centre of Chelmsford. To the other side of the River Can is the High Street. Within the vicinity are a variety of shopping and restaurant facilities, including the Meadows Shopping Centre.

The premises are half a mile from Chelmsford Train Station which provides a frequent service to London Liverpool Street with journey times from approximately 32 minutes. Chelmsford benefits from excellent communications with the A12 giving direct access to the M25 at Junction 28 (within 12 miles). The M11 and Stansted Airport are also accessible.

DESCRIPTION

1 Moulsham Street provides City Centre office accommodation. The suite is located on the first floor and within the extension of the property which was constructed at the turn of the Century.

The suite provides open plan office accommodation with good levels of natural light and an excellent ceiling height of approximately 3 metres. The suite benefits from:

- » Air conditioning
- » Suspended ceiling with recessed LED lighting
- » Floorboxes and perimeter trunking
- » Kitchenette facilities
- » Telephone entry system
- » Communal WC facilities

ACCOMMODATION

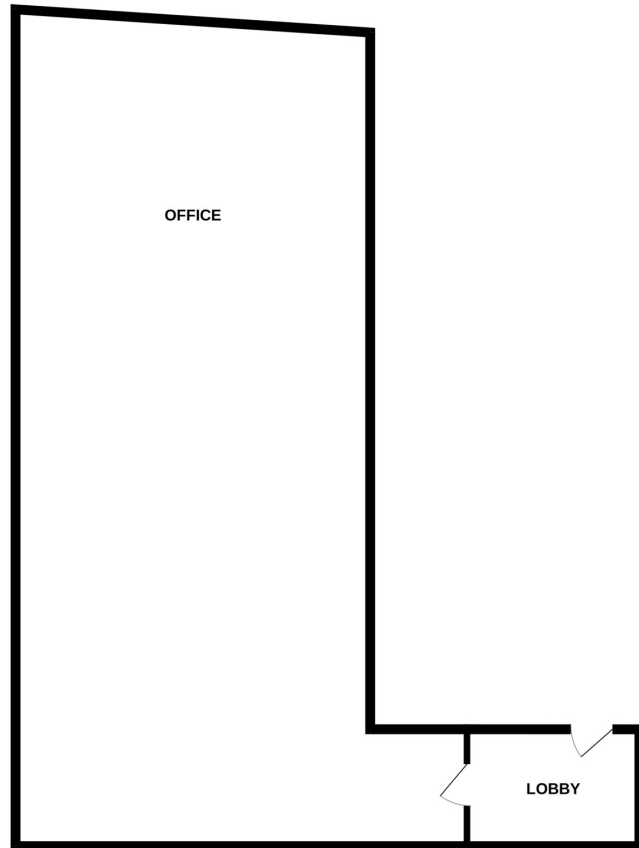
- » Net internal area: **1,044 sq ft** [96.99 sq m] approx.

EPC

D - 83



Floorplan - Not to Scale and For Indication Purposes Only



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY

Chelmsford City Council
T. 01245 606606

BUSINESS RATES

The property is currently assessed as follows:

Rateable Value:	£15,500
Approx. annual rates payable (2024/25):	£7,734.50

SERVICES

We understand the property is connected to mains water, drainage electricity and gas. 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.

SERVICE CHARGE

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

TERMS

The suite is available to let from mid-July 2024 on a new effective full repairing and insuring lease by way of a service charge for a term to be agreed at a commencing rent of £17,000 per annum exclusive.

VAT

We understand that the property is elected to VAT.

LEGAL COSTS

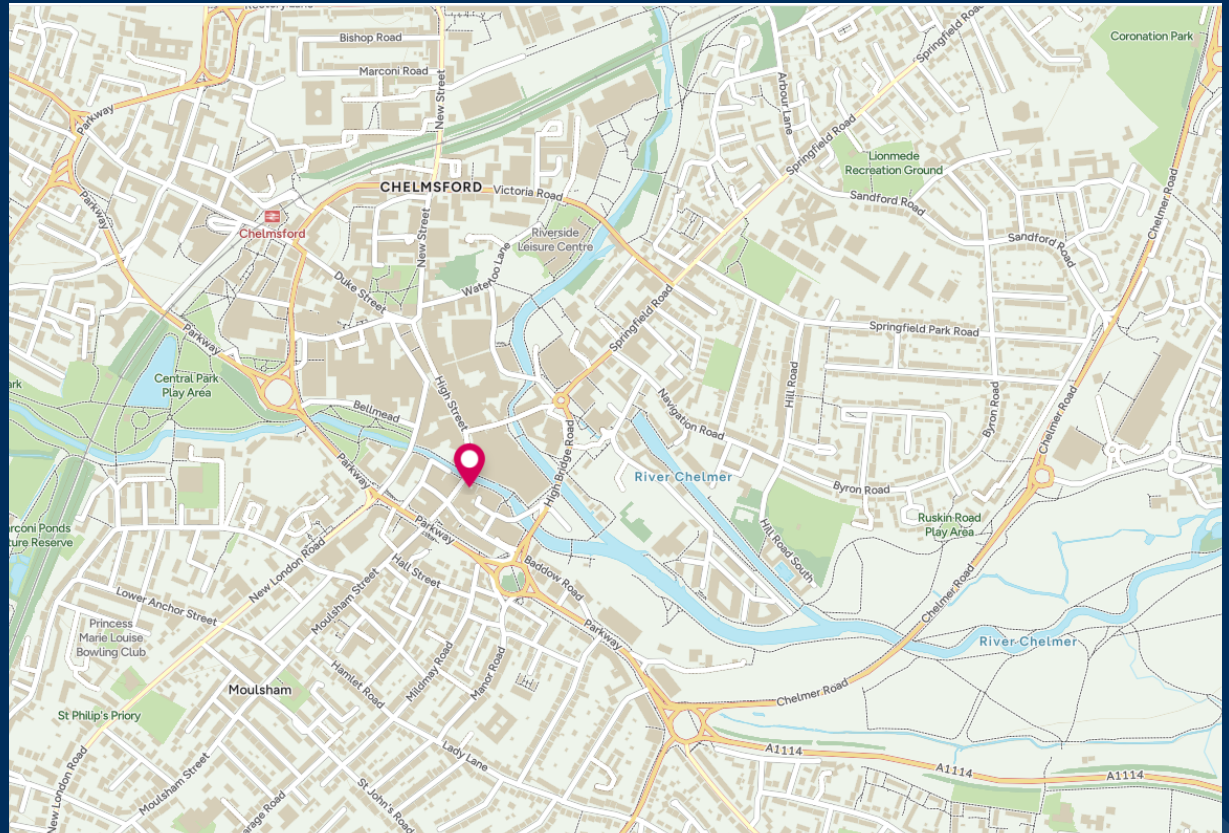
Each party to bear their own legal costs incurred in this transaction.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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Particulars created June 2024

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