

Radio House, 31 Glebe Road, Chelmsford, CM1 1QG



To Let
Prominent City Centre
Office Building with
Parking

531.08 Sq. M.
(5,716 Sq. Ft)

- Available Immediately
- Self Contained Office Building
- Close Proximity to Chelmsford High Street & Railway Station
- 8 Allocated Car Parking Spaces
- Shower, WC & Kitchenette Facilities
- **Rent on Application**

Details

Location

Radio House is a striking two storey office building strategically positioned less than 5 minutes walk from Chelmsford City centre and Railway Station.

The City's railway station provides a fast and frequent service to London Liverpool Street with a journey time of approximately 35 minutes.

Chelmsford benefits from excellent road communications via the A12 giving direct access to the M25 (Junction 28) within 12 miles. The M11 and Stansted Airport are also easily accessible.

Description

The property comprises a self contained comfort cooled office building with suspended ceilings, Cat 2 lighting and double-glazing.

The property is a mix of open plan and individual offices together with some meeting rooms. On the second floor is a large open plan area which is currently used for storage although has the potential to provide further offices subject to modification.

An 8 person passenger lift, showers, WC and kitchenette facilities are provided as well as 8 allocated car parking spaces.

Please refer to the floor plan for further information.

Please note our client is willing to remove the recording studios from the first floor in order to create an open plan working environment. Details of any works can be discussed.

Accommodation

The property has been measured on a Net Internal Area basis:

Ground Floor

Offices	204.57 Sq. M	2,202 Sq. Ft
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First Floor

Offices	210.33 Sq. M.	2,264 Sq. Ft.
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Second Floor

Storage	116.18 Sq. M.	1,250 Sq. Ft.
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Total	531.08 Sq. M	5,716 Sq. Ft
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Services

We understand the property has mains water, 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 property including IT and telecommunication links.

Business Rates

Rateable Value	£88,000
Rates Payable 2019/20	£44,352 per annum approx.

Energy Rating

Band C - 52

Rent

Price on Application.

Lease Terms

The property is available by way of an assignment or sub letting. Further details are available upon request.

VAT

We understand VAT will be payable.

Legal Costs

Each party to bear their own legal costs.

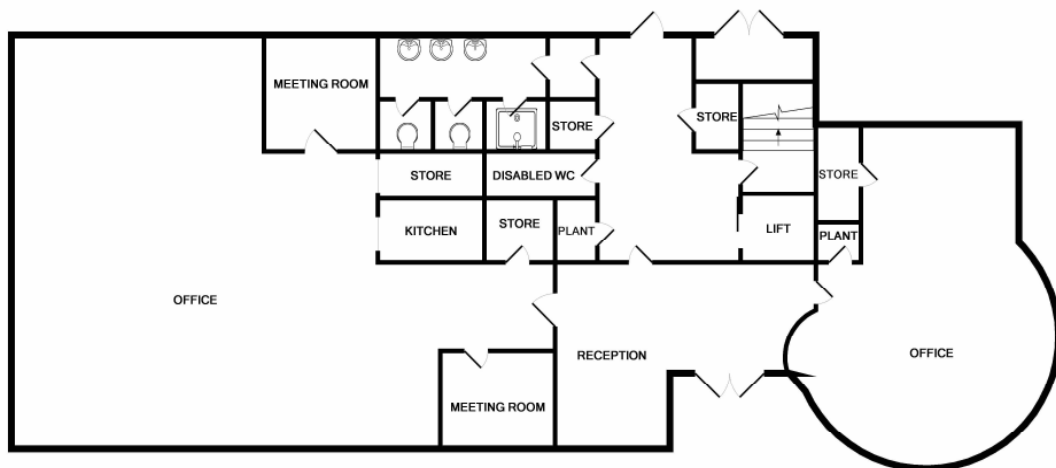
Viewing

Strictly by prior appointment with the sole agent:

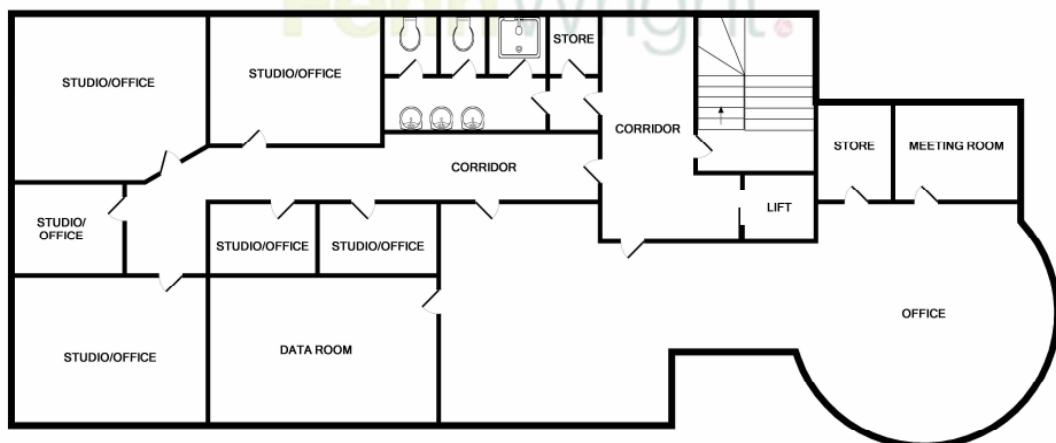
01245 261226
fennwright.co.uk

James Wright - jw@fennwright.co.uk

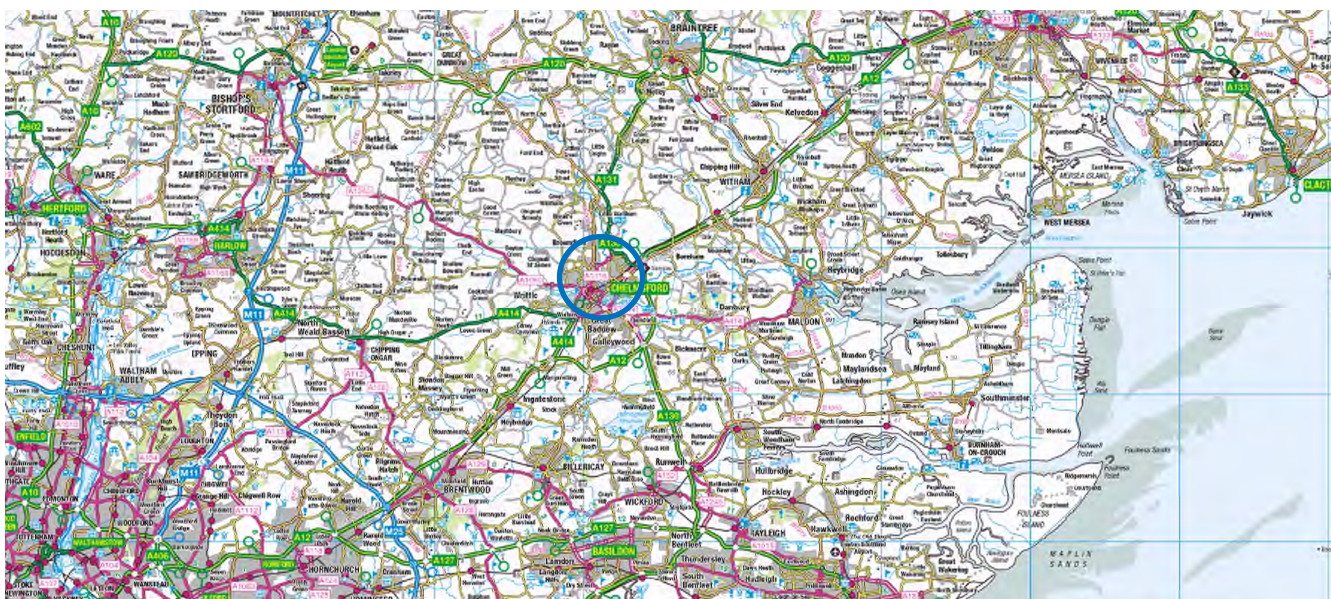
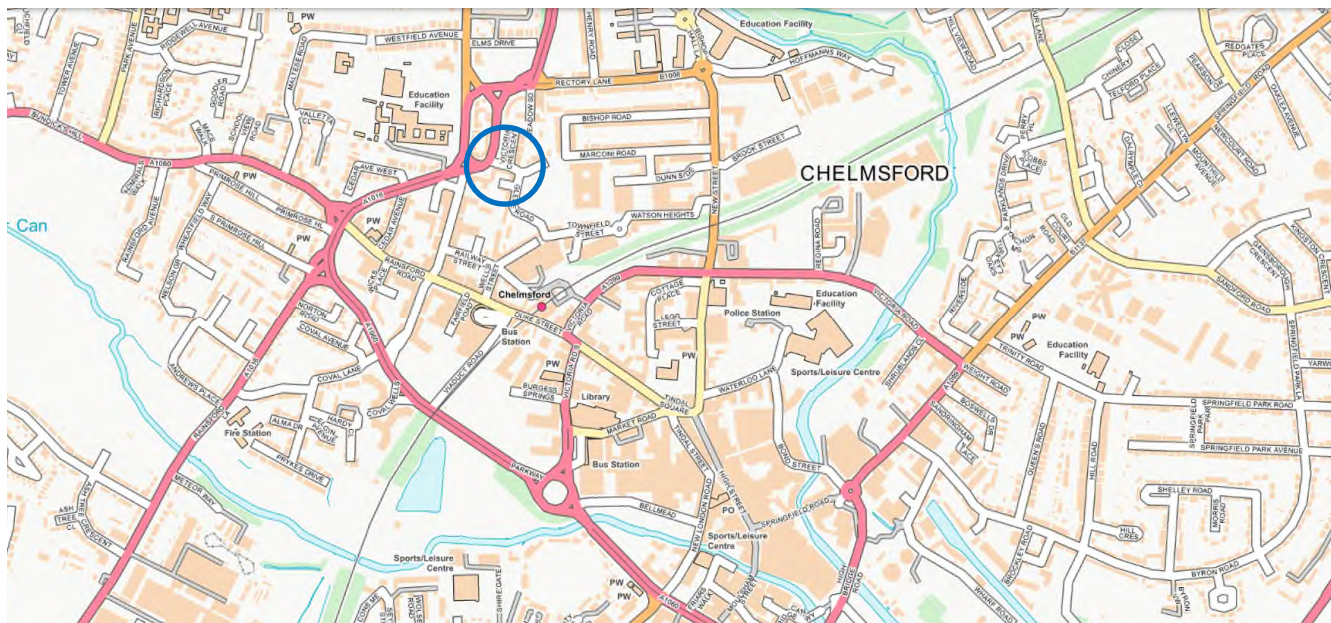
John Logan - jdl@fennwright.co.uk



GROUND FLOOR



1ST FLOOR



For further information

01245 261226

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Particulars for Radio House, 31 Glebe Road, Chelmsford, CM1 1QG