



TO LET

**Swift House, 18 Hoffmanns Way
Chelmsford, Essex, CM1 1GU**

**High Quality Self Contained Offices with 74 parking spaces
11,500 sq ft (1,068 sq m) approx.**

Rent: £230,000 pax

LOCATION

Hoffmans Way is an established business location to the north east of Chelmsford Town Centre, less than one miles from the Main Line Railway Station (London Liverpool Street 35 minutes) and within easy reach of the main road links (A12, A130, A414). Stansted Airport is within 15 miles.

DESCRIPTION

Swift House comprises a self-contained office building constructed in 2003 and most recently occupied by the DVLA. The building is arranged to provide office space across two floors with staff facilities throughout.

The offices are air-conditions throughout and benefit from double glazing, suspended ceilings and CAT II lighting and are DDA compliant with a lift providing access to the first floor.

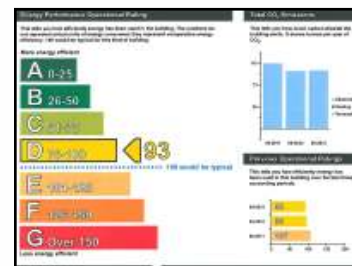
Whilst currently arranged to provide a range of private and open plan offices throughout, the building could, subject to terms, be reconfigured to suit occupiers needs.

ACCOMMODATION

11,500 sq ft (1,068 sq m)

EPC RATING

D93



TERMS

The property is immediately available upon new full repairing and insuring lease terms for a period to be agreed.

RENTAL

£230,000 per annum exclusive.

BUSINESS RATES

We understand from the Valuation Office Agency that the property has a rateable value of £197,000.

VAT

All rents, prices and premiums are exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs incurred.

CUSTOMER PROTECTION REGULATIONS

It is recommended that applicants seek independent professional advice in relation to the acquisition of this property.

VIEWING

Strictly by prior appointment with joint sole agents:

Tom Noble, Nicholas Percival on 01206 563222, tnoble@nicholaspercival.col.uk Ref C.4446, or

Tim Collins, Kemsley on 01245 342042/07720 806194, tim.collins@kemsley.com.

All prices and rentals quoted are exclusive of VAT (if applicable)

Property Misdescriptions Act

Please note that the following recent legislation we would stress that no warranty can be given for any of the equipment at the property being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.

Misrepresentation Act 1967

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

- (1) The particulars do not constitute, nor constitute any part of an offer or contract.
- (2) All statements, contained in these particulars, as to this property are made without responsibility on the part of the agents, or vendor or lessors.
- (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements of fact or representation of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (4) No person in the employment of the agents has any authority to make or give away representation or warranty,



Nicholas Percival

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