



James ashley
commercial
property consultants

25-29 Springfield Road | Chelmsford | Essex | CM2 6JE
OFFICES TO LET

- second & third floors
- 105.91-214.60 m² (1,140-2,310) ft²
- 'e' use class
- allocated car parking spaces
- rents from: £22,800 per annum
- town centre location & near station

DESCRIPTION

Fitted office space available on the second and third floors ready for immediate occupation. The offices have excellent natural light, and off street parking to the rear of the property. The accommodation is mostly open plan with a separate kitchen, and WCs in the common parts.

LOCATION

Situated in a prominent position on the pedestrian end of Springfield Road in the town centre of Chelmsford, between the High Street and Bond Street (roundabout), and with the River Chelmer facing the rear of the building.

Neighbouring occupiers include; Mr Simms, Pure Gym, Bck Yrd Golf, Slug & Lettuce, Warhammer, Zizzi, The Entertainer, Kspa's, Nandos, Walkabout, Wildwood, Ultimate Outdoors and TGI Fridays, together with a good mix of other independent and local traders.

Chelmsford mainline railway station is within walking distance, providing services to London Liverpool Street, Ipswich, Colchester, Braintree and Clacton on Sea.

There are also various buses serving the immediate area, located nearby on New London Road.

ACCOMMODATION

Third floor	108.69 m ²	1,170 ft ²	
Second floor	105.91 m ²	1,140 ft ²	
TOTAL	214.60 m ²	2,310 ft ²	N.I.A.

TENURE

New Full Repairing and Insuring leases are being offered, on terms to be agreed.

BUSINESS RATES

We understand that the current rateable values are £18,000 for each floor. Contact Chelmsford City Council on 01245 606606 to confirm what amount is actually payable.

VIEWING

Strictly by prior appointment by contacting the Freeholders joint sole letting agents:-

Ashley Brudenell or James Stefanopoulos

