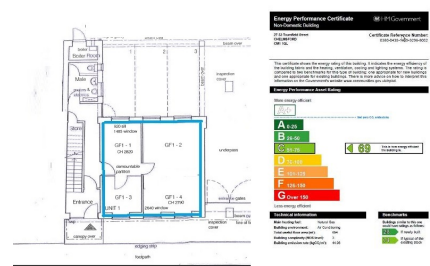


## Small ground floor office 433sq ft (40sq m) approx Parking, close to railway station and City centre

### To Let



Townfield House  
27-29 Townfield Street  
Chelmsford CM1 1QJ

#### DESCRIPTION:

Townfield House is a 3 storey building. The available accommodation approx 433sq ft (40sq m) is located on the ground floor of the left hand side of the building (27-29) offering an open plan space with a kitchenette area positioned in the corner. The premises has recently be re-decorated and re-carpeted. The windows are doubled glazed and there is gas heating by radiators (cost included in service charge), perimeter trunking, Cat 2 and emergency lighting, fire detection and alarm system. In addition to the shared male and female WCs located on alternate landings. The EPC rating is C-69. The entrance to the building has recently been refurbished. Ideal for a new or small business as for eligible tenants there are nil rates payable.

**RENT:** £900 pcm plus service charge and VAT

**RATEABLE VALUE:** £6,500 nil rates payable for eligible tenants

**APPROXIMATE SIZE:** 433 sq ft (40.24 sq m) Ground floor left hand side.

#### LOCATION:

Townfield Street, a city centre location, is a few minutes walk from both Chelmsford mainline railway and bus stations. The City's two park and rides (Sandon j18 A12 & Chelmer Valley A130) set down/pick points are a short walk away.

#### TERMS AND CONDITIONS:

Available on a new full repairing and insuring lease for a term to be agreed. The offices are seperately metered for electrcity although the heating is included in the service charge.

#### PARKING:

There are 2 parking spaces in the private gated car park at the rear of the building.

#### LEGAL COSTS:

Each Party to be responsible for their own legal costs

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Viewing by appointment