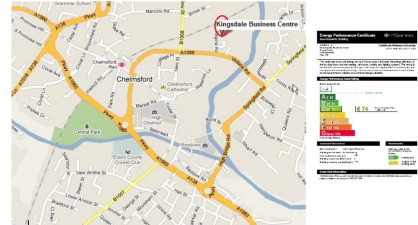


Small ground floor office 225sq ft (20sq m) walking distance from city centre & station, 1 parking space.

To Let



Suite 5 - Unit 8 Kingsdale Business Centre
Regina Road
Chelmsford CM1 1PE

DESCRIPTION:

Unit 8 Kingsdale Business Centre has been converted to offer a number of high specification offices suites planned over ground and first floors. All the offices are carpeted, have a suspended ceilings and benefit from LED lighting, comfort heating and cooling and a private alarm system. There is a communal kitchen with dishwasher and fridge. There are shared male and female WCs including a disabled WC located on the ground floor as well as a visitors waiting area. **Suite 5, which is approx 225sq ft**, is a small single ground floor office. In addition the adjoining Suite 4 (231sq ft) is also available. The EPC rating is D-87. Available now the accommodation is ideal for a small to medium business that will benefit from nil rates payable.

RENT: £575 pcm plus VAT

RATEABLE VALUE: £2,350 nil rates payable for eligible tenant

APPROXIMATE SIZE: 225 sq ft (20.91 sq m) Suite 5 ground floor.

LOCATION:

Kingsdale Business Estate is located at the top of Regina Road, just off Victoria Road and within easy walking distance of Chelmsford Railway Station (London Liverpool Street 35mins), Bus Station and Chelmsford City Centre.

TERMS AND CONDITIONS:

The office is available to be let on a new 3 year lease to be outside the Landlord and Tenant Act 1954 at £575 per calendar month (exclusive of VAT). A rent deposit of 1.5 months rent is required. Rent is inclusive of: electricity, water & drainage, buildings insurance, service charge, maintenance of the common parts and the structure. The tenant will be responsible for their own business rates and IT/telephone costs. The adjoining Suite 4 is available at £590pcm also with one parking space.

PARKING:

1 parking space per office with long and short term parking in the vicinity.

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Viewing by appointment