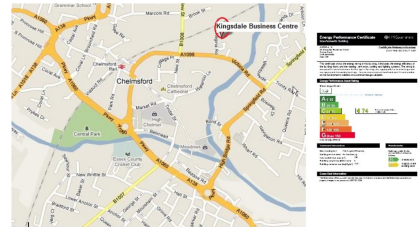
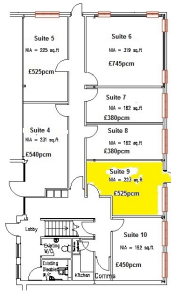


## Small ground floor office 223sq ft (20sq m) walking distance from city centre & station Available 1st Jan To Let



Suite 9 - 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 appliances. There are shared male and female WCs including a disabled WC located on the ground floor. The available accommodation **Suite 9 (approx 223 sq ft)** is on the ground floor as highlighted in yellow on the plan and will be available from **1st January 2018**. The office is ideal for a small to medium business that will benefit from nil rates payable via small business rates relief discount. The EPC rating is C-74.

**RENT:** £595 pcm plus VAT and business rates if applicable

**RATEABLE VALUE:** £2,325 nil rates payable for eligible tenant

**APPROXIMATE SIZE:** 223 sq ft (20.73 sq m) Suite 9 - 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:

To be let on a new 3 year lease to be outside the Landlord and Tenant Act 1954. 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.

### PARKING:

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

**01245 350160**

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Viewing by appointment