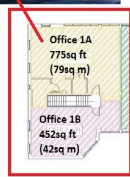


# 1st floor office suite approx 1,227sq ft (114sq m) with parking, out of town location, newly built.

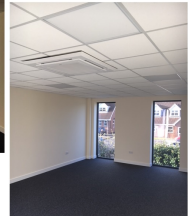
## To Let



FIRST FLOOR



2nd office/conference room



Suites 1a & 1b Millars  
Broomfield Hospital Approach  
Chelmsford CM1 7LW

### DESCRIPTION:

**Millars** is a newly completed two storey building finished to a good specification with comfort cooling, double glazing, suspended ceilings and carpeted floors. The available self contained accommodation comprises two separate rooms, **Suite 1a** which is approximately 775sq ft (72sq m) over looks the front of the building and **Suite 1B**, approx 452sq ft (42sq m), over looks the rear of the building. There is a WC and kitchen area in the larger office. Access is via a staircase at the side of the building. An EPC is to be commissioned. Available NOW on a short term basis for a period of 28 months subject to contract.

**RENT:** £25,000 pa plus VAT

**RATEABLE VALUE:** to be assessed

**APPROXIMATE SIZE:** 775 sq ft (72.03 sq m) Suite 1a 1st floor. 452 sq ft (42.01 sq m) Suite 1b 1st floor.

### LOCATION:

The property is located in Broomfield, Chelmsford and is on the corner of Court road and Hospital Approach making it highly visible to the continuous flow of traffic going in and out of the hospital. There is a bus stop immediately outside the front of the building.

### TERMS AND CONDITIONS:

Currently held on a full repairing and insuring lease for 6 years from 1st June 2017 with a break at the end of May 2020. Full details on application. The current tenant is relocating and no longer requires a Chelmsford office.

### PARKING:

There are 4 parking spaces in the private 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