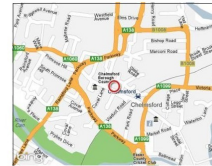
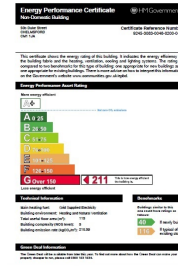


Small office 220sq ft (20.45sq m) in City Centre Ideal for a small or new business - close to station

To Let



Suite 4 Perception House
 50b Duke Street
 Chelmsford CM1 1JA

DESCRIPTION:

Perception House is a modern 3 storey office building with a landscaped courtyard to the front. The rear of the building is accessed from the rear car park off Railway Street. The premises is divided into 5 small office suites with disabled WC on ground floor and shared kitchen facilities at first floor. The available accommodation is **Suite 4 (approx 220sq ft - 20sq m)** which is located on the second floor and already has work stations fitted. The office is ideal for small or new business as no VAT applicable on the rent and nil rates payable via small business rates relief scheme. The EPC rating for this building is G 211.

RENT: £525 pcm - there is no VAT on the rent

RATEABLE VALUE: £2,775 206. The RV for 108a is £10,250 however nil rates payable for eligible tenants.

APPROXIMATE SIZE: 220 sq ft (20.45 sq m) Suite 4 - 2nd floor.

LOCATION:

Perception House, which is set back from the main road, is situated opposite the Civic Centre in Duke Street a few hundred yards from the bus station, Chelmsford Railway Station (London Liverpool Street 35mins) and within walking distance from the city centre. There is also an entrance to the building from Railway Street.

TERMS AND CONDITIONS:

Available on flexible licence terms to include, heating, lighting, electricity, building insurance, building maintenance and cleaning of the common parts.

PARKING:

Permit parking available from Chelmsford Borough Council, short term parking in car park behind the building.

LEGAL COSTS:

Ingoing tenant to be responsible for Licence fee of £150 plus VAT.

01245 350160

Viewing by appointment

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