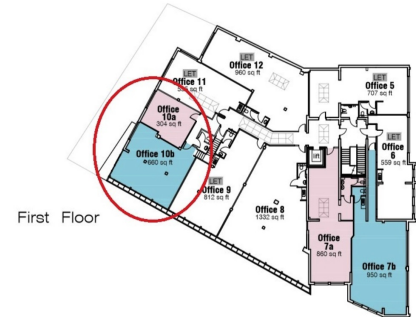


2 small offices 304sq ft (28sq m) & 660sq ft (61sq m) air conditioned 1st floor offices close to city centre

To Let



Units 10a and 10b The Aquarium
101 Lower Anchor Street
Chelmsford CM2 0AU

DESCRIPTION:

Aquarium 101 is a modern business centre offering a range of high specification self-contained offices. Features include: attractive reception with limestone flooring and feature aquarium, video entry phone, 8-person lift, onsite parking and fully DDA compliant WC on the ground and first floors. There is a shower in the ground floor WC for those that cycle to work. Office 10 located at the rear of the building currently planned as single open plan area however it can be split into two small suites - **Office 10a - 304sq ft (28sq m) and Office 10b - 660sq ft (61sq m)**. The suites will have good natural light as well as LG3 Lighting, double glazing, perimeter trunking, freshly decorated, new carpet and heating and comfort cooling units mounted in the suspended ceiling. The building has an EPC rating C -71.

RENT: £700 pcm Office 10a and £1,500pcm Office 10b exclusive of VAT and business rates

RATEABLE VALUE: Each suite to be assessed for business rates which are anticipated to fall in nil rates category for eligible tenants

APPROXIMATE SIZE: 304 sq ft (28.25 sq m) Office 10a NIA. 660 sq ft (61.34 sq m) Office 10b NIA.

LOCATION:

Prominently located just off New London Road in the heart of the professional district, Lower Anchor Street is a short walk from the city centre, main line railway station (Liverpool Street approx 35mins) and many bus routes including the two park and ride services.

TERMS AND CONDITIONS:

The offices are to be offered on all inclusive lease terms with tenant only being responsible for installing their own telephone and data lines (there are some existing telecoms in place). The suites will be assessed for business rates and it is anticipated that the offices will fall under the small business rates relief ceiling with nil rates payable for eligible tenants.

PARKING:

There are public car parks in the vicinity.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

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204 New London Road, Chelmsford, Essex CM2 9AB

Viewing by appointment