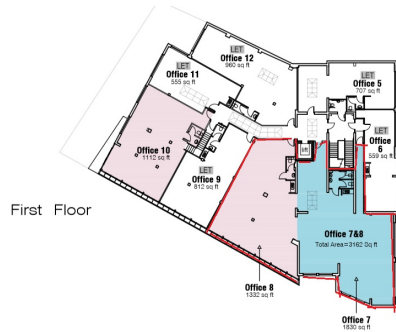


3,162sq ft (293sq m) self contained office suite with comfort cooling & parking close to the City Centre

To Let



Office 7 & 8 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 entrance with limestone flooring and feature aquarium, video entry phone, 8-person lift, onsite parking & fully DDA compliant WC on the ground and 1st floors. There is a shower in the ground floor WC for those that cycle to work. Located on the first floor overlooking both the front and side elevations, although currently two suites, **Offices 7 & 8 can easily be combined to provide approx 3,162sq ft (293.88sq m)** with 2 kitchenettes and 3 WC facilities, perimeter trunking, LG3 lighting and double glazing. The offices have good natural light and advantages of the combined larger area include; two entry doors, a "reception area" in office 7 and a glass partitioned office in number 8. There is a coms cupboard with air-conditioning unit already installed in number 7. The EPC rating for the building is C 71.

RENT: £4,612 pcm plus VAT and service charge

RATEABLE VALUE: The rateable value will be reassessed

APPROXIMATE SIZE: 3162 sq ft (293.88 sq m) 1st floor Units 7 & 8 combined GIA.

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 and many bus routes.

TERMS AND CONDITIONS:

Available to be let on full repairing and insuring lease by way of service charge on terms to be agreed. The current service charge (which includes cleaning of common parts, disposables in common use WCs, common parts electricity, fire and building alarm maintenance, lift maintenance, buildings insurance, water and sewage charges etc) is currently £3.00psf (annual reconciled).

PARKING:

3 under croft car parking spaces allocated to the office. There may be additional parking, at extra cost, located close by however there are long and short-term car parking in the vicinity. Park and Ride bus stops also a short walking distance.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

01245 350160

Viewing by appointment

Fax (01245) 600578

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