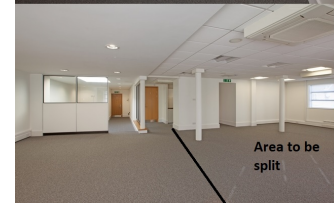
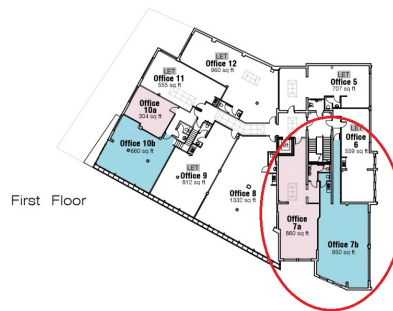


860sq ft (80sq m) & 950sq ft (88sq m) air conditioned 1st floor offices, lift, parking, close to city centre

To Let



Office 7a and 7b 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 entrance reception area with limestone flooring and feature aquarium, video entry phone, 8-person lift, some 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 7 is currently a single unit however it can be split into two areas: **Office 7a - 860sq ft (80sq m)** and **Office 7b - 950sq ft (88sq m)**. The offices will have good natural light as well as LG3 Lighting, double glazing, perimeter trunking, new carpets, freshly decorated walls and heating and comfort cooling units mounted in the suspended ceiling. The building has an EPC rating C -71.

RENT: £1,290 pcm for Office 7a and £1,425pcm for Office 7b plus service charge and VAT

RATEABLE VALUE: to be separately assessed

APPROXIMATE SIZE: 860 sq ft (79.93 sq m) Office 7a GIA. 950 sq ft (88.29 sq m) Office 7b 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 (Liverpool Street approx 35mins) and many bus routes including the two park and ride services.

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:

There is 1 parking space for Office 7a and 1 parking space for Office 7b.

LEGAL COSTS:

Each party to be responsible for their own legal costs

01245 350160

Fax (01245) 600578

204 New London Road, Chelmsford, Essex CM2 9AB

Viewing by appointment