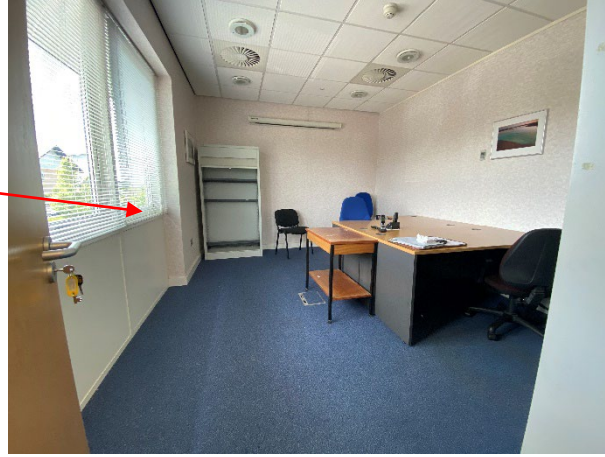


TO LET – small air-con office on outskirts of CHELMSFORD – approx. 233ft² (21m²) Available on all-inclusive terms, parking

ROBERT DEWAR ASSOCIATES
01245 350160



Office 2, 1st floor 19 Springfield Lyons Approach Chelmsford CM2 5LB

DESCRIPTION:

19 Springfield Lyons is a modern semidetached building which is occupied on the ground floor by the freeholder. The first floor has been divided into 3 areas, one being a server room. Available now is Suite 2, a small office of approximately 233ft² (21m²) which overlooks the front of the building. The room is furnished with two desks and a couple of filing cabinets. The office has good natural light, suspended ceiling, air conditioning and is carpeted. There is a kitchenette on the 1st floor shared with the other tenant on the floor. The office is Ideal for a small business as there are nil business rates payable for a tenant eligible for small business rates relief. Available now. EPC to be commissioned.

RENT: £162pw payable at £700pcm plus VAT (inclusive terms)

RATEABLE VALUE: £4,550 – Nil rates payable for eligible tenant

LOCATION:

Springfield Lyons is on the popular Chelmsford Business Park which is located approximately ¾ mile from the A12 Boreham Interchange and 2 miles from Chelmsford City Centre. There is a local bus service to the City Centre.

PARKING: 2 allocated parking spaces.

TERMS:

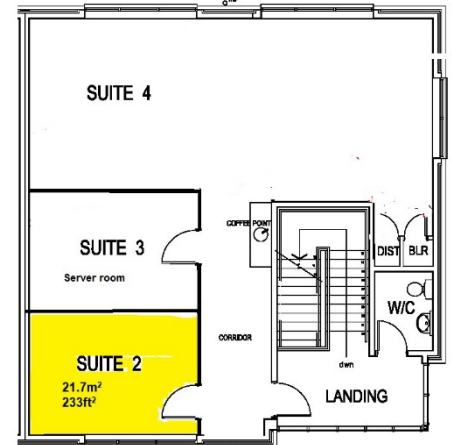
The office is offered, subject to contract, on flexible terms which includes rent, heating, electricity consumption, building insurance, cleaning of common parts, maintenance, consumables in WC's. The ingoing tenant may be required to pay a small licence preparation fee.

VIEWING:

By appointment with Robert Dewar Associates – **01245 350160**

204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

DISCLAIMER: No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.



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