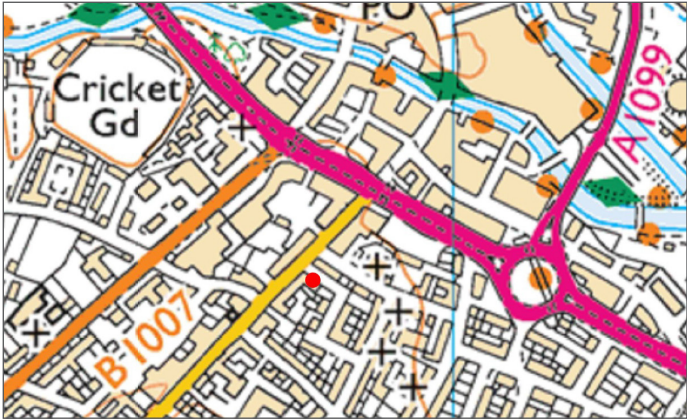


# FOR SALE

MOULSHAM COURT, 39 MOULSHAM STREET CHELMSFORD CM2 0HY



Set back in a pleasant courtyard off Moulsham Street, Moulsham Court offers three independent floors of office accommodation and retail frontage to Moulsham Street.



# FOR SALE

**MOULSHAM COURT, 39 MOULSHAM STREET, CHELMSFORD CM2 0HY**

## DESCRIPTION

Moulsham Court, which is set back in a pleasant courtyard off Moulsham Street, offers three independent floors of office accommodation. There are shared male & female WCS including a disabled WC. A lift capable of taking a wheelchair serves the 3 upper floors. The ground floor provides an unmanned reception area where there is also list of occupiers. Access to the building is via a door entry system direct to each office. To the front of the property sits a 1800 sq ft two storey retail unit currently being used as a carpet shop and show room. The building is 87% let and tenancy schedule is available upon request.

## ACCOMMODATION

<b>Ground floor</b>		200sq ft
<b>1st floor</b>	<b>Suite A</b>	1,207sq ft
	<b>Suite B</b>	1,195sq ft
<b>2nd floor</b>		2,618sq ft
<b>3rd Floor</b>	<b>Suite A</b>	1,100sq ft
	<b>Suite B</b>	943sq ft
<b>Retail Unit</b>		1853sq ft
<b>TOTAL</b>		<b>9116sq ft</b>

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

**EPC D -77**

## BUSINESS RATES

£136,950 for the whole building split as follows:

<b>Ground floor</b>		£3,200
<b>1st floor</b>	<b>Suite A</b>	£18,500
	<b>Suite B</b>	£18,250
<b>2nd floor</b>		£40,000
<b>3rd Floor</b>	<b>Suite A</b>	£18,500
	<b>Suite B</b>	£13,750
<b>Retail Unit (38)</b>		£24,750

## TENURE

The property is available on a freehold basis, offers invited. £2,000,000 + VAT

## LOCATION

The property is situated on the southern side of Moulsham Street a short distance from its junction with Parkway. The city centre, bus station and railway station (London Liverpool Street 35mins) is within walking distance.

## PARKING

There are allocated parking spaces in the private gated car park which is located at the rear of the building.



## CONTACT:

Strictly by appointment via sole agents:

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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.