

# TO LET

## City Centre Office Suite with 1 parking space

226ft<sup>2</sup> (21m<sup>2</sup>) – available October

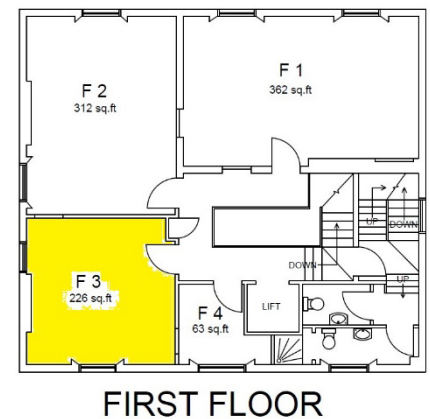


### Suite F3 First Floor Thornwood House

102 New London Road Chelmsford CM2 0RG

#### DESCRIPTION:

Thornwood House is an attractive Grade II listed 4-storey detached Victorian building prominently located in New London Road close to the City Centre. Currently available is Suite F3 an open plan first floor office suite of 226ft<sup>2</sup> (21m<sup>2</sup>) overlooking the front and side of the building. Entrance to the building is via an attractive shared ground floor lobby with high ceilings and a feature central staircase. The property benefits from lots of natural light throughout, carpets, radiator heating, sash windows and a passenger lift. There are two WC's on the first floor and a shared kitchen on the second floor. Ideal for a small or new business. EPC Rating D80



**RENT:** £750pcm plus VAT

**RATEABLE VALUE:** £4,400- nil rates payable for eligible tenant

#### LOCATION:

Forming part of County Square, Thornwood House is an attractive and well-maintained development of offices on New London Road in the heart of Chelmsford's business district. Chelmsford railway station is within 15 minutes with regular services to London Liverpool Street (35 minutes).

#### TERMS AND CONDITIONS:

The accommodation is to be let on a 3-year lease. Rents, payable in advance, are inclusive of all shared costs including electricity, gas, water external maintenance, lift maintenance etc. Tenants are responsible for their own business rates and phone/IT costs. A rent deposit of 1.5 months' rent plus VAT is required.

**PARKING:** 1 parking space is allocated to this office.

#### LEGAL COSTS:

Tenant to pay £350 plus VAT for the preparation of the lease documents.

**VIEWING:** By appointment: call 01245 350160 or email [sue@robertdewar.co.uk](mailto:sue@robertdewar.co.uk)

### 204a New London Road Chelmsford CM2 9AB

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