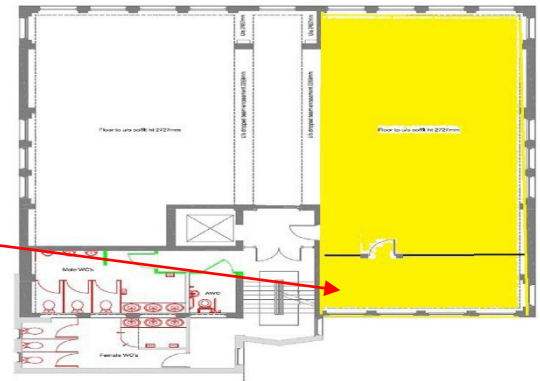


TO LET – Air-conditioned offices
with parking – walking distance of City Centre
1,195ft² (111m²) approx. *AVAILABLE NOW*



1st

Suite B – 1ST Floor 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. The available space, **Suite B approx 1,195ft² (111m²)** is located on the first floor overlooking the front, side and rear of the building. Comprising of a large open plan area with separate partitioned office. The suite has air conditioning and heat exchange system and good natural light. The EPC rating is C 77. A kitchenette area to be installed in the suite.

RENT: £20,400pa payable at £1,700pcm plus Service Charge & VAT

RATEABLE VALUE: £18,250 payable 23/24 £9,125

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.

TERMS AND CONDITIONS:

Available on new full repairing and insuring lease by way of service charge for a term to be agreed. The service charge will cover building insurance, lighting of common parts, water and sewage, lift insurance and maintenance, fire alarm maintenance.

PARKING:

There are 3 allocated parking spaces in the private gated car park which is located at the rear of the building.

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.

