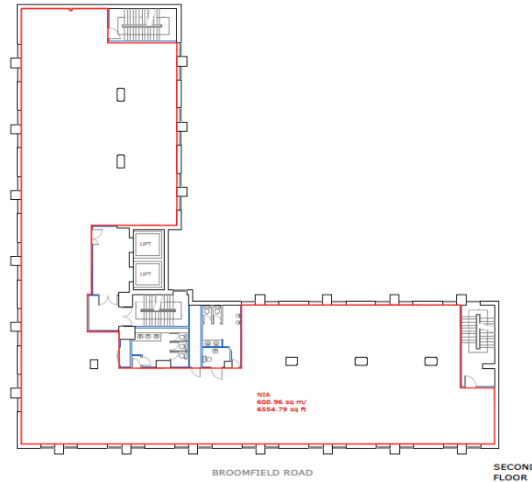


# TO LET – CHELMSFORD, close to Station

## Air-conditioned offices with excellent parking

### 6,554ft<sup>2</sup> (608m<sup>2</sup>) planned over one floor

**ROBERT DEWAR ASSOCIATES**  
**01245 350160**



## 2nd Floor Hyatt Place, 50-60 Broomfield Road, CM1 1SW

### DESCRIPTION:

Hyatt Place is a landmark building that has recently been comprehensively refurbished to provide quality office space. The 2nd floor, self-contained accommodation has become available, comprising 6,554ft<sup>2</sup> (608m<sup>2</sup>) which is currently divided into various areas as designed by the previous tenant but is available as open plan if required. The space has suspended ceilings with recessed low energy light fittings, air-conditioning via VRV air-handling units with full heat recovery.

Entry to the building is via an attractive manned reception area. The building also benefits from 2 passenger lifts; one suitable for wheelchair users. The EPC for the building is C62.

**RENT:** £20psf - £131,000per annum plus VAT and service charge

**RATEABLE VALUE:** £115,000 payable 23/24 £57,500 tbc

### LOCATION:

The building is in central Chelmsford, close to the junction of Broomfield Road and Parkway (A1061) and a short walk from both the City Centre and the Railway Station (London Liverpool Street 35mins). The City of Chelmsford, approx. 35 miles north-east of central London has excellent communications with direct access via the A12 to the M25 (J28). Stansted Airport and the M11 (J8) are easily accessible.

### TERMS AND CONDITIONS:

Available on new full repairing and insuring leasing by way of service charge currently £5.50psf tbc.

### PARKING:

21 Allocated spaces in the private on-site car park.

### LEGAL COSTS:

Each party to be responsible for their own legal costs.

### VIEWING:

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

## 204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

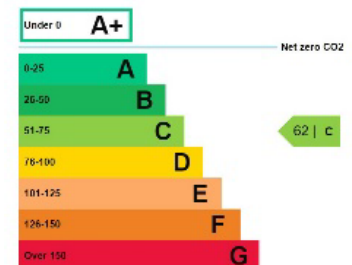
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Manned Reception

### Energy efficiency rating for this property

This property's current energy rating is C.



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