

To Let – City Centre offices approx 1,622sq ft (150.75sq m) With parking, close to station



Energy performance certificate (EPC)



2nd floor Townfield House 30-33 Townfield Street Chelmsford CM1 1QJ

DESCRIPTION:

Townfield House is a three-storey building. The available accommodation, which comprises of approximately 1,622ft² (150,7m²) is located on the right-hand side of the building (30-33) on the second floor offering a large open plan space, kitchenette area and a glazed partitioned office plus a server room. The premises is well presented. The windows are doubled glazed and there is gas heating by radiators (cost included in service charge), perimeter trunking, Cat 2 and emergency lighting, fire detection and alarm system. Shared male and female WCs located on alternate landings. The EPC rating B-45.

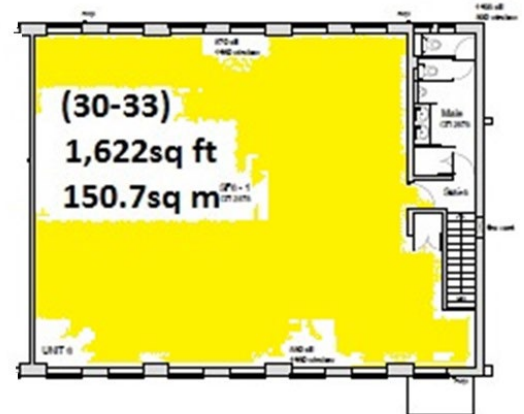


RENT: £24,330 per annum plus service charge and VAT

RATEABLE VALUE: £18,000 - payable £9,000pa

LOCATION:

Townfield Street, a city centre location, is a few minutes' walk from both Chelmsford mainline railway and bus stations. The City's two park and rides (Sandon J18 A12 & Chelmer Valley A130) set down/pick points are a short walk away.



TERMS AND CONDITIONS:

Available on a new full repairing and insuring lease for a term to be agreed. The offices are separately sub metered for electricity and billed via Landlord. The heating is included in the service charge — which is currently £5,489.68 plus VAT per annum and includes a sum on account for electricity.

PARKING:

There are 4 parking spaces in the private gated car park at the rear of the building.

LEGAL COSTS: Each Party to be responsible for their own legal costs.

204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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