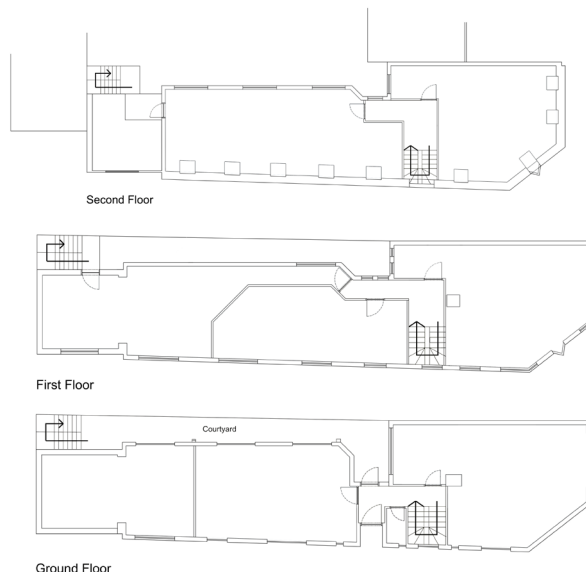


# FOR SALE FREEHOLD CHELMSFORD

## Approx 3,928ft<sup>2</sup> (365m<sup>2</sup>) GIA

### Period Art Deco Building

**ROBERT DEWAR ASSOCIATES**  
01245 350160



## 32 Rainsford Road CM1 2QD

### DESCRIPTION:

The property approx. 3,928ft<sup>2</sup> (365m<sup>2</sup>) gja, comprises of a 3-storey late 20th Century Art Deco corner development, that contributes character to the heart of the west end of Chelmsford. Currently planned as office accommodation across all floors with WCs at ground and first floor levels. Access to the rear courtyard and external staircase is via a gate on Cedar Avenue with the main entrance on Rainsford Road. EPC rating D-92. Suitable for owner occupier, Class E Use, potential development opportunity subject to planning.

### ACCOMMODATION *approx. exclusive of WC's, staff areas etc*

Ground Floor Offices	1,059ft <sup>2</sup> (98.4m <sup>2</sup> )
First Floor Offices	809ft <sup>2</sup> (75.2m <sup>2</sup> )
First Floor Stores	68ft <sup>2</sup> ( 6.3m <sup>2</sup> )
Second Floor Offices	979ft <sup>2</sup> ( 91.0m <sup>2</sup> )

### LOCATION

The property is prominently situated on the corner of Cedar Avenue and Rainsford Road walking distance from the city centre, 0.2 miles from Chelmsford mainline station with links to London Liverpool Street Approx. 35mins plus with good road access from and to Parkway Chelmsford's ring road.

### PLANNING INFORMATION

Whilst we are of the opinion that the property/site would potentially suit redevelopment and has potential for alternative uses, interested parties are advised to make their own enquiries of Chelmsford City Council and their own professional advisers.

### BUSINESS RATES

Interested parties are advised to make their own enquiries of Chelmsford City Council for verification of the rates payable.

### TENURE

Freehold offers are invited in excess of £650,000 exclusive of VAT if applicable.

### LEGAL COSTS:

Each party to be responsible for their own legal costs

### VIEWING:

Strictly by appointment via sole agents Robert Dewar Associates 01245 350160  
sue@robertdewar.co.uk

### 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.

\*Indicative floor layouts\*



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