

CHELMSFORD - TO LET

City Centre Office - 105ft² (10m²)

Ideal for new or small business - inclusive terms

ROBERT DEWAR ASSOCIATES
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Office 5 Kenmore Business Centre Navigation Road Chelmsford CM2 6HX

DESCRIPTION:

Kenmore House Business Centre, planned over ground and first floors, offers a range of high specification small office suites ideal for a small or new business. Shared use of kitchen and WC facilities. **Office 5, approx 105sq ft (10sq m)**, located on the first floor, is finished to a good specification with gas central heater via radiators, new LED lighting. The office overlooks the rear of the building as indicated. Tenant to install their own telephone/data lines. The EPC rating is D 76.

RENT: £390pcm plus VAT
RATEABLE VALUE: £1,2550 nil rates payable for tenants eligible for small business rates relief

PARKING:
Public parking close by.

LOCATION:
Kenmore House is prominent building situated in Navigation Road close to its junction with Springfield Road being a short walk from Chelmsford City Centre, Bus Station, Park & Ride Stops and British Rail Station (London Liverpool Street approx 35mins)

TERMS AND CONDITIONS:
Available on 3-year lease. Rent is inclusive of electricity, heating, water and sewage cleaning of the common parts and maintenance of the structure. Tenant is responsible for their own business rates and IT/telecoms. A rent deposit of £702 plus VAT is required.

LEGAL COSTS:
Tenant to pay £350 plus VAT towards the cost of preparing the lease agreements.

VIEWING:
Strictly by appointment call 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.



1st Floor Kenmore House Navigation Road CHELMSFORD CM2 6HX	Energy rating D
Valid until 7 August 2032	Certificate number 9749-8984-5044-4085-4033

