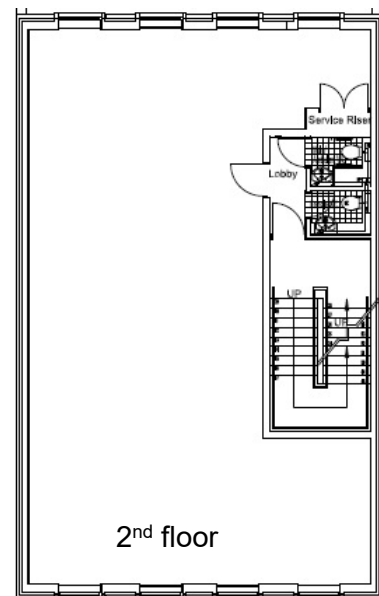
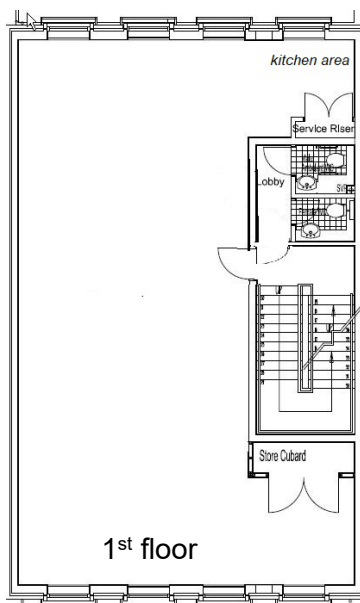


TO LET – City Centre office suites with parking

Close to Chelmsford Station & City Centre

619ft² (57.5m²) to 2,885ft² (268m²) approx.

ROBERT DEWAR ASSOCIATES
01245 350160



1st, 2nd & 3rd Floors, Regency House Victoria Road Chelmsford CM1 1NZ

DESCRIPTION:

Regency House is a 4 storey multi-occupied modern office building. The available accommodation is on the 1st, 2nd and 3rd floors offering a total of 2,885ft² (268m²) of office space. There are WC's on 1st and 2nd floors. Also available as separate floors. The EPC for the building is C65. Parking at rear.

ACCOMMODATION: approx.

1st floor: 1,070ft² (99m²) RV: £16,750 payable £8,375 2023/24 approx

2nd floor: 1,196ft² (111m²) *RV: £16,880 payable £8,440 2023/24 approx

3rd floor: 619ft² (57.5m²) *RV: £7,000 nil rates for eligible tenant

*2nd and 3rd floors currently rated as one assessment RV's given are estimates for single floors

RENT exclusive of VAT and Service Charge:

1st floor: £20,000pa - £1,666pcm

2nd floor: £20,000pa - £1,666pcm

3rd floor: £12,000pa - £1,000pcm

LOCATION:

The premises is situated in a prominent position on Victoria Road close to many national and local retail and service providers in a location which has recently seen the building of one of Chelmsford's newest high specification office developments. The building is a few hundred metres from Chelmsford Main line railway station (London Liverpool Street approx. 35 mins).

TERMS AND CONDITIONS:

Available to let on a full repairing and insuring lease or leases, subject to contract, on terms to be agreed. The service charges includes common parts electricity, cleaning of common parts and building insurance.

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

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.

