

# TO LET- Chelmsford City Centre

## Small office approx. 186ft<sup>2</sup> (27m<sup>2</sup>)

**ROBERT DEWAR ASSOCIATES**  
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**r/o 1 High Street  
Chelmsford  
CM1 1BE**

### DESCRIPTION:

**1 High Street** is an attractive 3 storey building built circa 1908 located in a prominent position. The ground floor is split into three individual areas, with the upper parts also having separate access.

The available accommodation, ideal for a small or new business, is located at the rear of the left-hand side of the property, comprises approximately 186ft<sup>2</sup> (17m<sup>2</sup>) with Class E planning permission. In addition, there is a substantial lower ground floor which provides shared WCs for male and female.

The premises does have some natural light via a window in the ceiling. Heating is via gas fired radiators (running costs included in the lease). EPC D95.

**RENT:** £600pcm plus VAT all inclusive  
**APPROXIMATE SIZE:** Ground Floor Office - 186ft<sup>2</sup> (17m<sup>2</sup>)

### LOCATION:

The property is located at the edge of the pedestrianised High Street adjacent Middletons restaurant and close to HSBC and Natwest Banks just a short walk from Chelmsford Railway Station.

### TERMS AND CONDITIONS:

Available on new full repairing and insuring lease for a term to be agreed on an all inclusive basis. Rateable value to be advised.

### PARKING:

Long and short term parking is available a short walk from the High Street

**LEGAL COSTS:** Each party to be responsible for their own legal costs

**VIEWING:** By appointment: call 01245 350160

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

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