

TO LET GROUND FLOOR OFFICES

460ft² (42.7m²) approx. on inclusive rent

Walking distance from city centre and railway station, parking

ROBERT DEWAR ASSOCIATES
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- * No VAT applicable
- * Ideal for small business
- * Parking Spaces
- * Nil business rate for eligible tenant

Suite 5
158 Moulsham Street
Chelmsford CM2 0LD

DESCRIPTION:

Suite 5 is a ground floor open plan office totaling approximately 460ft² (42.7m²) and overlooks the courtyard at the side and the rear of the building. The suite benefits from a kitchenette. Tenants share male and female WC's which are located on the ground floor. Pedestrian access is from Moulsham Street via an attractive courtyard but the main entry is from the rear car park. Both entrances have buzzers with video cameras. Ideal office(s) for small or new businesses as there are nil business rates payable for eligible tenant(s). The EPC rating is D-101.

RENT: £1,100pcm **exclusive** of service charge
RATEABLE VALUE: nil rates payable for eligible tenants

LOCATION:

158 is located on the western side of Moulsham Street The main shopping facilities of Chelmsford City Centre are within a 10-minute walk, Chelmsford Station, offers a mainline train service to London Liverpool Street (35 mins). The rear entrance is accessed from the private car park located off George Street car park.

TERMS AND CONDITIONS:

Available on a 3-year lease with annual breaks. Rent plus service charge payable monthly. Service charge, annually reconciled, £377pcm to cover electricity, heating, buildings insurance, maintenance, and cleaning of common parts. Tenant to be responsible for their own IT/telephone costs. Deposit required.

PARKING:

2 parking spaces allocated in the private car park at the rear of the building There is also long and short-term parking available in George Street car park as well as free 1 hour parking in Moulsham Street.

VIEWING:

Strictly by appointment please call 01245 350160

204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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