

CHELMSFORD - TO LET

City Centre Office - 299ft² (29.79m²)

2 interconnecting areas – inclusive terms

Ideal for new or small business



Office 1 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 1, approx 299ft² (27.76m²)**, located on the first floor, is finished to a good specification with gas central heater via radiators, new LED lighting. The office, which is divided into two areas, overlooks the rear and side of the building as indicated. Tenant to install their own telephone/data lines. The EPC rating is D 76.



RENT: £855pcm plus VAT
RATEABLE VALUE: £5,400 nil rates payable for tenants eligible for small business rates relief

PARKING: 1 parking space in private car park.

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 £1,282 plus VAT is required.

LEGAL COSTS:

Tenant to pay £495 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

