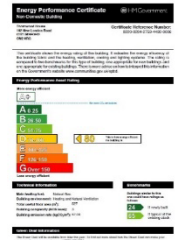


# TO LET - Chelmsford

## City Centre Office Suite with 1 parking space

### 226ft<sup>2</sup> (21m<sup>2</sup>) – available now



## Suite F3 First Floor Thornwood House

### 102 New London Road CM2 0RG

#### DESCRIPTION:

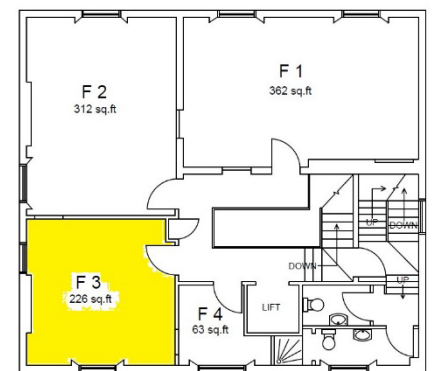
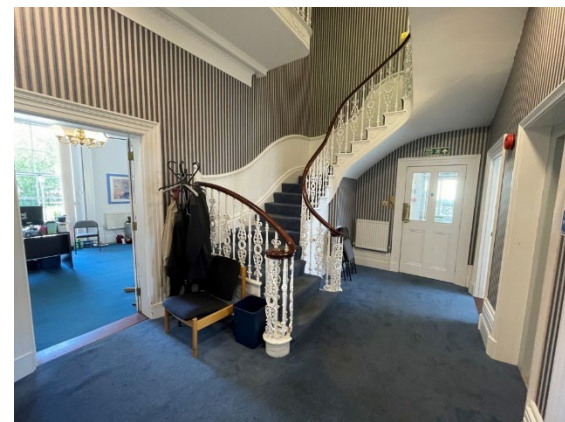
Thornwood House is an attractive Grade II listed 4-storey detached Victorian building prominently located in New London Road close to the City Centre. Currently available is Suite F3 an open plan first floor office suite of 226ft<sup>2</sup> (21m<sup>2</sup>) overlooking the front and side of the building. Entrance to the building is via an attractive shared ground floor lobby with high ceilings and a feature central staircase. The property benefits from lots of natural light throughout, carpets, radiator heating, sash windows and a passenger lift. There are two WC's on the first floor and a shared kitchen on the second floor. Ideal for a small or new business. EPC D80

**RENT:** £750pcm plus VAT

**RATEABLE VALUE:** £4,400 nil rates payable for eligible tenant

#### LOCATION:

Forming part of County Square, Thornwood House is an attractive and well-maintained development of offices on New London Road in the heart of Chelmsford's business district. Chelmsford railway station is within 15 minutes with regular services to London Liverpool Street (35 minutes).



FIRST FLOOR

#### TERMS AND CONDITIONS:

The accommodation is to be let on a 3-year lease. Rents, payable in advance, are inclusive of all shared costs including electricity, gas, water external maintenance, lift maintenance etc. Tenants are responsible for their own business rates and phone/IT costs. A rent deposit of 1.5 months' rent plus VAT is required.

#### PARKING:

1 parking space is allocated to this office.

#### LEGAL COSTS:

Tenant to pay £350 plus VAT for the preparation of the lease documents.

**VIEWING:** By appointment: call 01245 350160 or email [sue@robertdewar.co.uk](mailto:sue@robertdewar.co.uk)

## 204a New London Road Chelmsford 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.

