

TO LET – Class E Unit

653ft² (60.73m²) approx.

**Available now *Nil business rates for eligible tenant*

ROBERT DEWAR ASSOCIATES
01245 350160



**200m from Railway Station*

**Walking distance to City Centre*



**Unit 1, 5 Victoria Road,
Chelmsford CM1 1NZ**

DESCRIPTION:

The premises is one of two self-contained ground floor lock up shops with planning permission for Class E located under sought after residential apartments in the heart of the City Centre. The unit has an internal width of approx. 13.4m and depth of approx. 7m (taken from plans) which gives a gross internal area of approximately 653sq ft (60.73sq m). The premises has large glass windows on to Victoria Road. EPC to be commissioned.

LOCATION:

The property 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 meters from Chelmsford Main line railway station (London Liverpool Street approx. 35 mins).

RENT: £1,500pcm + VAT

RATEABLE VALUE: £12,000– nil rates for eligible tenant.

TERMS:

Available on new full repairing and insuring lease for a term to be agreed.

PARKING:

Long and short term parking is available outside and a short walk from the unit

VIEWING:

By appointment with Robert Dewar Associates on 01245 350160

204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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