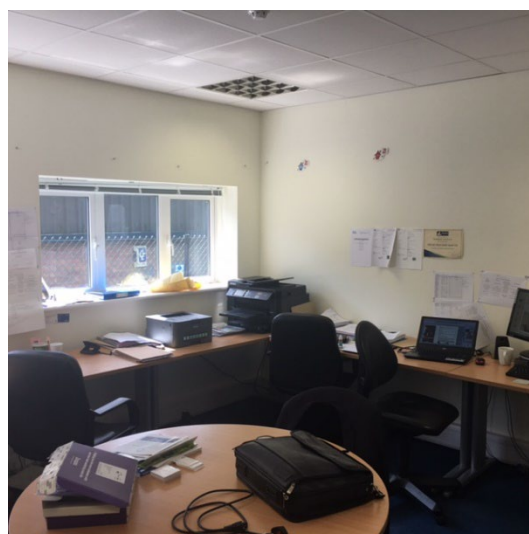


# CHELMSFORD - TO LET – close to City Centre

## Ground floor air con office

### 192ft<sup>2</sup> (17.83m<sup>2</sup>) – available January 2025



### Suite 10 Unit 8 Kingsdale Business Centre Regina Road Chelmsford CM1 1PE

#### DESCRIPTION:

**Unit 8 Kingsdale Business Centre** has been converted to offer high specification offices suites planned over ground and first floors. All the offices are carpeted, have a suspended ceilings and benefit from LED lighting, comfort heating and cooling and a private alarm system. There is a communal kitchen with dishwasher and fridge appliances for each floor. There are shared male and female WCs including a disabled WC located on the ground floor. The available accommodation is ground floor suite 10 approx 192ft<sup>2</sup>. Ideal for a small or new business that will benefit from nil rates payable via small business rates relief discount. The EPC rating is C-74. Visitors waiting area on ground floor. DDA compliant WC.

**RENT** : £498pcm plus VAT and business rates if applicable.

**RATEABLE VALUE**: £3,250 – nil rates for eligible tenant

#### LOCATION:

Kingsdale Business Estate is located at the top of Regina Road, just off Victoria Road and within easy walking distance of Chelmsford Railway Station (London Liverpool Street 35mins), Bus Station and Chelmsford City Centre.

#### TERMS AND CONDITIONS:

The office is available to be let on a new 3 year lease to be outside the Landlord and Tenant Act 1954. A rent deposit of 1.5 months rent is required. Rent is inclusive of electricity, water & drainage, buildings insurance, service charge, maintenance of the common parts and the structure. The tenant will be responsible for their own business rates and IT/telephone costs. Tenant to pay £350 plus VAT toward the cost of preparing tenancy agreement documents.

#### PARKING:

1 parking space. There is also long and short term parking available nearby.

**VIEWING:** Appointment with Robert Dewar Associates on 01245 350160

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

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