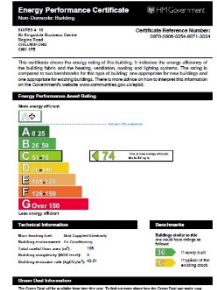
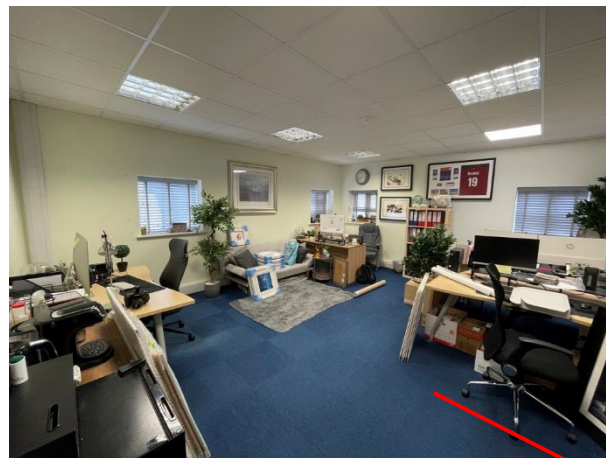


CHELMSFORD - TO LET – close to City Centre

4 ground floor inter connecting offices

866ft² (80.45m²) – also available separately

2 x 162ft² (15m²), 1 x 223ft² (20m²), 1 x 319ft² (30m²)



Suites 6/7/8/9 Unit 8 Kingsdale Business Centre Regina Road 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, Suites 6, 7, 8 & 9, comprise of 4 interconnecting offices totaling 866ft². The suites are also available separately. The EPC rating is C-74. Visitors waiting area on ground floor. DDA compliant WC.

RENT – all-inclusive basis exclusive of VAT and business rates

Suites 6/7/8/9 totaling	866ft ² (80m ²)	£2,239.50pcm
Suite 6	319ft ² (30m ²)	£825pcm
Suite 7	162ft ² (15m ²)	£418.75pcm
Suite 8	162ft ² (15m ²)	£418.75pcm
Suite 9	223ft ² (20m ²)	£577pcm

RATEABLE VALUE:

Currently rated as a single unit at £13,000 with SBRR discount of 66.66% on rates payable for eligible tenants. Separately rated the suites should all fall in the nil rates payable for eligible tenants.

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 offices are available to be let all together, or are available individually, 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: 4 parking spaces – one for each office, other parking close by

VIEWING: Appointment with Robert Dewar Associates

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.

