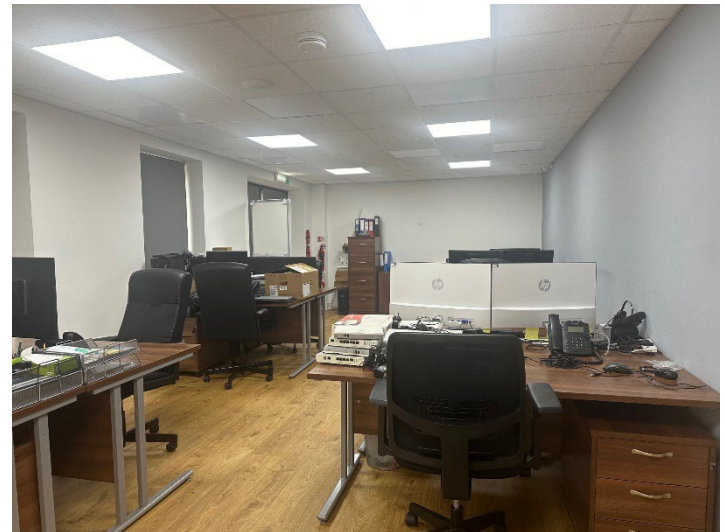


# TO LET - Chelmsford - approx. 557ft<sup>2</sup> (51.74m<sup>2</sup>)

## Ground floor self-contained office walking distance of City Centre

**ROBERT DEWAR ASSOCIATES**  
**01245 350160**



## 2 Upper Chase CM2 0BN

### DESCRIPTION

2 Upper Chase is a self-contained ground floor office suite, with good natural light, of approximately **557ft<sup>2</sup> (51.74m<sup>2</sup>)**. The premises has been fitted out to a very high standard with wood style flooring and LED lighting. Heating is by energy efficient infrared panels in the ceiling. There are ample electric and IT points. The kitchenette is positioned at the rear of the office with separate male and female WCs located out of sight of the main area. This is an ideal office for a small or new business as there is nil rates payable for eligible tenants. There is no VAT applicable on the rent. EPC Rating A-25.

**RENT:** £1,000pcm

**RATEABLE VALUE:** £8,400 nil rates payable for tenants eligible for SBRR



### LOCATION

Forming part of a mixed use residential and commercial development located at Upper Chase, the premises fronts Writtle Road, close to the junction with New London Road. The office is within walking distance of Chelmsford City Centre and train station (London Liverpool Street approx 35mins) and there is also the advantage of a good bus service along New London Road.

### TERMS AND CONDITIONS:

To be let on a full repairing and insuring lease with service charge for a term to be agreed. Tenant to pay £250 plus VAT toward the cost of preparing tenancy agreement documents.

### PARKING:

1 parking space available. There is on street car parking in the vicinity.

### VIEWING:

Viewings strictly by appointment with Robert Dewar Associates on **01245 350160**

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

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