

TO LET – Chelmsford

1st floor self-contained office suite

c375ft² (35m²), 2 parking spaces

Available on inclusive licence terms

ROBERT DEWAR ASSOCIATES
01245 350160



88 Rectory Lane, CM1 1RF

DESCRIPTION:

The available accommodation is a self-contained office suite located on the 1st floor of 88 Rectory Lane. The open plan office area measures approximately 15ft wide by 25ft deep providing around 375ft² of space. In addition there is a large landing/reception area off of which leads to 2 WC's and a small kitchenette. The office overlooks Rectory Lane to the front with a side window overlooking Henry Road where the entrance to the building is located. The office is decorated and carpeted with dado height plug and coms points. A box is in situ ready to take tenants server etc. Heating is via gas fired radiators. EPC rating C72. Ideal for a non VAT registered business as there is no VAT applicable on the monthly rent.

RENT: £1,000pcm no VAT applicable

RATEABLE VALUE: To be assessed – but it is anticipated that nil rates will be applicable for those tenants eligible for small business rates relief.

LOCATION:

Rectory Lane is centrally located close to the Chelmer Valley Route with easy access to Parkway the City's ring road. Chelmsford City Centre and Railway Station (London Liverpool Street approx 35mins) are within a few minutes' walk as too are the Bus Station and the stops for both the two Park and Rides that serve the city.

TERMS AND CONDITIONS:

The offices are available, subject to contract, on an initial two-year term on a fully serviced basis to include rent, cleaning of common parts, refuse collection, electricity, heating, water & sewage, and building maintenance Tenant's to arrange their own telephone/data lines and their own contents insurance.

PARKING: 2 allocated parking spaces. Long and short term parking close by.

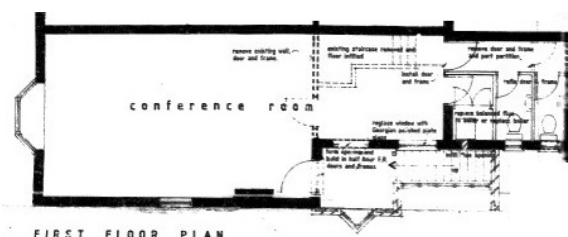
LEGAL COSTS: Tenant to be responsible for a one off £250 plus VAT Licence administration charge

VIEWING:

By 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.



FIRST FLOOR PLAN

