

# TO LET – CHELMSFORD, close to Station

4 Air-conditioned office suites, good parking

764ft<sup>2</sup> (71m<sup>2</sup>), 818ft<sup>2</sup> (76m<sup>2</sup>), 839ft<sup>2</sup> (78m<sup>2</sup>)

and 1,087ft<sup>2</sup> (101m<sup>2</sup>)



## 4<sup>th</sup> Floor Hyatt Place, 50-60 Broomfield Road, CM1 1SW

### DESCRIPTION:

Hyatt Place is a landmark building that has recently been comprehensively refurbished to provide quality office space with the 4<sup>th</sup> floor being split into 5 separate areas with Unit 1 now let. The accommodation has suspended ceilings with recessed low energy light fittings, air-conditioning via VRV air-handling units with full heat recovery. There is a communal kitchen shared by Units 2, 3, 4 & 5 with each unit being separately metered for electricity. There are male, female and disabled toilets on each floor.

Entry to the building is via an attractive manned reception area. The building also benefits from 2 passenger lifts. The EPC for the building is C62.



Available suites – rents are exclusive of service charge and VAT

4 <sup>th</sup> floor	Size sq ft	sq m	Rent p/a	Rent pcm	S /Charge p/a	Rateable Value	Parking
Unit 2	818	76	£16,360	£1,364	£4,900 tbc	To be assessed	3 spaces
Unit 3	1,087	101	£21,740	£1,812	£6,522 tbc	To be assessed	3 spaces
Unit 4	839	78	£17,106	£1,426	£5,000 tbc	To be assessed	3 spaces
Unit 5	764	71	£15,280	£1,274	£4,585 tbc	To be assessed	2 spaces

### LOCATION:

The building is in central Chelmsford, close to the junction of Broomfield Road and Parkway (A1061) and a short walk from both the City Centre and the Railway Station (London Liverpool Street 35mins). The City of Chelmsford, approx. 35 miles north-east of central London has excellent communications with direct access via the A12 to the M25 (J28). Stansted Airport and the M11 (J8) are easily accessible.

### TERMS AND CONDITIONS:

Available on new full repairing and insuring leasing by way of service charge.

**PARKING:** Allocated spaces in the private on-site car park.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**VIEWING:** By appointment with Robert Dewar Associates – **01245 350160**

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

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