

CHELMSFORD. SELF-CONTAINED FURNISHED OFFICES



TO LET

4 Wells Street CM1 1HZ

Modern, well-specified workspace just moments from the railway and bus stations and park and ride stops

Ideal for businesses seeking flexible, high-quality space in a prime location.

Key Features

- Grade A Offices
- Furniture included
- Air-conditioned throughout
- Excellent on-site facilities
- Bright open-plan office area
- Private roof terrace
- No VAT on rent
- Nil business rates for eligible tenants
- EPC rating C

DESCRIPTION:

The property is a late Victorian link-detached former townhouse that was previously converted into a shop with upper parts. Following a recent renovation and extension, it has been fully refurbished to provide high-quality Category A city centre offices.

The furnished accommodation totals approximately **1,354ft² (125m²) NIA** and is arranged over **three floors**:

- **Ground Floor – approx. 414ft² (38m²):**
A climate-controlled office/meeting room, a generous kitchen/breakout space, and WC and shower facilities with underfloor heating. There is also access to a rear yard/bin store.
- **First Floor – approx. 470ft² (43m²):**
A suite of climate-controlled office accommodation.
- **Second Floor – approx. 470ft² (43 m²):**
Additional climate-controlled office space with a door leading to an attractive roof terrace.

LOCATION:

Wells Street is conveniently located just a few hundred yards from both Chelmsford Railway Station (London Liverpool Street in approximately 30 minutes) and the Bus Station. Chelmsford City Centre is within a five-minute walk, and several public car parks are situated nearby.

RENT:

£2,595 pcm payable in advance. No VAT Applicable.

RATEABLE VALUE:

£10,000 - Nil rates payable for tenant eligible for small business rates relief discount (SBRR).

TERMS & CONDITIONS:

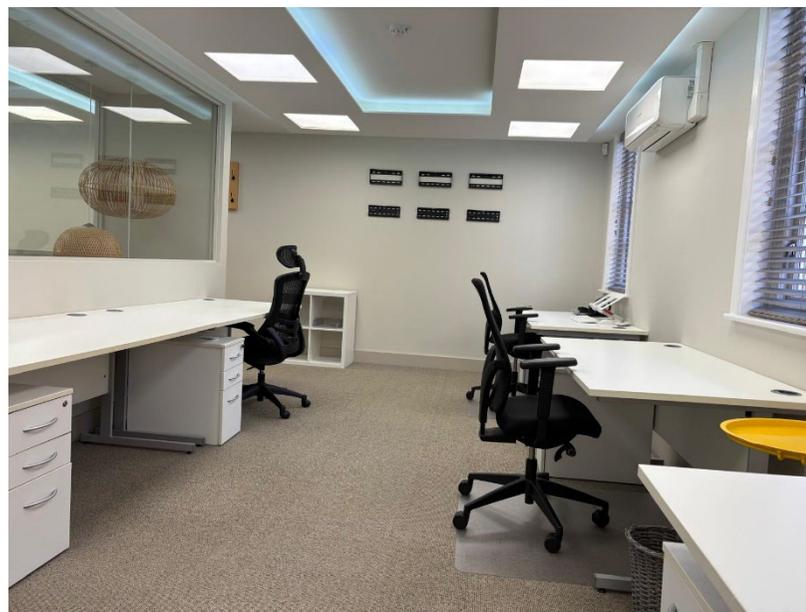
Available for to let on a full repairing and insuring lease outside the renewal provisions of the Landlord and Tenant Act 1954 for a term to be agreed.

LEGAL COSTS:

Each party will be responsible for their own legal costs.

VIEWING:

Viewings are strictly by appointment through Robert Dewar Associates on 01245 350160.



Floor Layouts

