

# TO LET – CHELMSFORD -764ft<sup>2</sup> - (71m<sup>2</sup>)

## Air-conditioned office suite with parking

### \*2 DDA Compliant lifts \*Concierge

**ROBERT DEWAR ASSOCIATES**  
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Hyatt Place Reception

## Unit 5, 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. Entry to the building is via an attractive concierge reception area. There are male, female and disabled toilets on each floor. The building also benefits from 2 passenger lifts. The EPC for the building is C62.

The fourth floor is to be split into five separate areas. **Unit 5** approx. **764ft<sup>2</sup> (71m<sup>2</sup>)** offering an open plan area. The unit shares a kitchen area with Units 2, 3 & 4 as indicated on the plan. The office has good natural light with windows mainly overlooking the side of the building on to the car park suspended ceilings with recessed light fittings, air-conditioning via VRV air handling with full heat recovery and a 400amp 3-phase power supply. The unit is to be assessed for business rates purposes. Other suites available.

**RENT:** £15,280pa exclusive of service charge and VAT

### 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:

Unit 5 is offered on a new full repairing and insuring lease, for a minimum term of 5 years. Service charge currently £5,350 pa plus VAT – full details on request.

### PARKING:

2 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

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

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### Energy efficiency rating for this property

This property's current energy rating is C.

