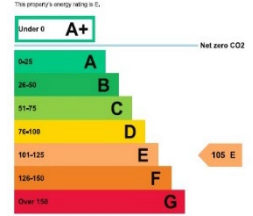


CHELMSFORD - city centre location

To Let – small aircon offices on inclusive terms

135ft² (12.47m²) & 200ft² (18.77m²)



Ground and Second floor offices 123 New London Road CM2 0QT

DESCRIPTION:

123 New London Road is an attractive Grade II Listed semi-detached providing character offices. The current occupier has excess space and is offering two separate air-conditioned offices to rent on an all-inclusive basis. There are shared male and female WC facilities and kitchen areas. The offices are ideal for a small or new business. The building has an EPC rating of E105. Office furniture is available if required.

Office 1 – located on the ground floor offers approx 135ft² (12.47m²). The room overlooks the rear of the building. Available at £575pcm No VAT

Office 2 – located on the 2nd floor offers approx 200ft² (17.33m²). The room has good natural light. Available at £485pcm No VAT

LOCATION:

Number 123 is in a prominent position located in the heart of the business district on New London Road. The building is a short walk from Chelmsford City Centre, Bus Station, Park & Ride Stops and British Rail Station (London Liverpool Street approx 35mins). New London Road has a good bus service.

TERMS AND CONDITIONS:

The offices are available, subject to contract, on an initial two year term on a monthly rent which also includes, business rates, cleaning of common parts, refuse collection, electricity, heating, water & sewage and building maintenance. Tenant to organise their own telephone/data line and contents insurance. A rent deposit equivalent to one months rent will be required.

PARKING: George Street car park along with other public car parks are a short walk from the building.

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

VIEWING:

By appointment call 01245 350160 or email sue@robertdewar.co.uk

204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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