

# CHELMSFORD OFFICE SUITE TO LET

## 2 separate areas – No VAT applicable

### 305ft<sup>2</sup> (28m<sup>2</sup>) on inclusive terms

Walking distance from city centre and railway station

**ROBERT DEWAR ASSOCIATES**  
**01245 350160**



## Suite 2 – 1st Floor

### 158 Moulsham Street Chelmsford CM2 0LD

#### DESCRIPTION:

Available now is a first-floor office suite totaling approx 305ft<sup>2</sup>. Comprising of two interconnecting offices with good natural light overlooking the side of the building. Tenants share kitchen plus male and female WC's which are located on the ground floor. Pedestrian access is from Moulsham Street as well as via an attractive courtyard from the rear car park via. Both entrances have buzzers with video cameras. Ideal office for small or new business as the. The EPC rating is C 57. Ideal for a new of small business.

**RENT:** £550pcm plus service charge  
**RATEABLE VALUE:** £4,800 - nil rates payable for eligible tenants  
**APPROXIMATE SIZE:** Office 1 - 117ft<sup>2</sup> (10m<sup>2</sup>)  
Office 2 - 187ft<sup>2</sup> (17m<sup>2</sup>)

#### LOCATION:

158 is located on the western side of Moulsham Street The main shopping facilities of Chelmsford City Centre are within a 10-minute walk, Chelmsford Station, offers a mainline train service to London Liverpool Street (35 mins)

#### TERMS AND CONDITIONS:

Available on a 3 year lease at commencing rental of £550pcm (No VAT). Service charge (currently £235pcm No VAT) to cover electricity, heating, buildings insurance, maintenance, and cleaning of common parts) Annually reconciled. Tenant to be responsible for their own IT/telephone costs.

#### PARKING:

1 parking space allocated in the private car park at the rear of the building. There is also long and short term parking available in George Street car park as well as free on street 1 hour parking in Moulsham Street.

#### VIEWING:

Strictly by appointment with Robert Dewar Associates on 01245 350160

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

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