

TO LET – Chelmsford

Self-contained office suite c878ft² (81m²)

With 2 parking spaces

Walking distance from city centre and station



Suite 5
2nd floor Goldlay House
Parkway CM2 7PR

DESCRIPTION:

Goldlay House is an attractive Listed 3 storey building was sympathetically refurbished some 12 years ago and retains many original features and now offering a variety of versatile office space. **Suite 5 approximately 878ft² (81m²)** is self-contained accommodation, and comprises offices, kitchenette, walk in storeroom and large WC located on the 2nd floor with windows overlooking all four aspects. Split into 4 main areas with a large rear office of approx. 442ft² (41m²) with two further offices approx. 200ft² (20m²) and 128ft² (12m²) overlooking the front of the building. The In addition there is a kitchenette area and a large WC with shower as well as a walk in storage area. There is also shared WC facilities are also available in the common parts. Entrance is via the main entrance or by way of the rear external fire escape staircase. EPC rating C73.

RENT: £1,250 pcm plus VAT and service charge
RATEABLE VALUE: £15,250 - £7,625 payable from 1.4.25

LOCATION:

Goldlay House is prominently sited on Parkway a busy vehicular route into Chelmsford. The City Centre is about 10 minutes' walk from the building and Chelmsford Railway station (London Liverpool Street 35 minutes) is approximately 15 minutes' walk. Both The Sandon (J18 A12) and The Chelmer Valley Park and Ride drops off are in Parkway near the building.

TERMS AND CONDITIONS:

Available on a new internal repairing and insuring lease by way of service charge for a term to be agreed. The service charge approx £4.40psf (tbc) exclusive of VAT is reconciled annually. Full details available on request.

PARKING: 2 on site parking spaces are allocated to this office.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

VIEWING: Strictly by appointment with Robert Dewar Associates - 01245 350160

204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

DISCLAIMER: No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.

