

CHELMSFORD AIR-CON OFFICES TO LET

1,195ft² (111m²) approx, parking

Walking distance from city centre and railway station

AVAILABLE NOW



Suite B – 1ST Floor Moulsham Court 39 Moulsham Street Chelmsford CM2 0HY

Moulsham Court, which is set back in a pleasant courtyard off Moulsham Street, offers three independent floors of office accommodation. There are shared male & female WCS including a disabled WC. A lift capable of taking a wheelchair serves the 3 upper floors. The ground floor provides an unmanned reception area where there is also list of occupiers.

Access to the building is via a door entry system direct to each office. The available space, **Suite B approx 1,195ft² (111m²)** is located on the first floor overlooking the front, side and rear of the building. Comprising of a large open plan area with separate partitioned office. The suite has a tea point, air conditioning and heat exchange system and good natural light and kitchenette. The EPC rating is C 77.

RENT:

£23,500pa payable at £1,958pcm plus Service Charge & VAT

RATEABLE VALUE:

£18,250 payable 2025/26 £9,125

LOCATION:

The property is situated on the southern side of Moulsham Street a short distance from its junction with Parkway. The city centre, bus station and railway station (London Liverpool Street 35mins) is within walking distance.

TERMS AND CONDITIONS:

Available on new full repairing and insuring lease by way of service charge for a term to be agreed. The service charge to include; building insurance, lighting of common parts, water and sewage, lift insurance and maintenance, fire alarm and equipment maintenance, cleaning of common parts, maintenance of air conditioning units

PARKING:

There are 3 allocated parking spaces in the private gated car park which is located at the rear of the building.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

VIEWING: By Appointment with Robert Dewar Associates – **01245 350160**

204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB

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