

TO LET

CLASS E High Street Unit

14,488sq ft (1,345 sq m) to 24,854sq ft (2,308 sq m) approx

220 Moulsham Street, Chelmsford, CM2 0LR



*Available Q4 26/Q1 27

*Viewing advised

*Ground floor commercial unit

*Prominent glazed frontage

*Open-plan sales/trading area

*Ancillary storage and staff facilities

*Flexible accommodation suitable for a range of commercial uses (STP)

*Potential for refurbishment or reconfiguration

*Vacant possession available



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DESCRIPTION:

The ground floor comprises a well-configured commercial unit offering flexible open-plan accommodation suitable for a variety of business uses, subject to the necessary consents. The space benefits from good natural light, a practical layout, and prominent frontage, providing an attractive working or trading environment. The accommodation includes a spacious main sales or office area with ancillary storage and staff facilities. The layout is functional and adaptable, allowing occupiers to configure the space to suit their operational requirements. The unit presents an opportunity for continued commercial use or refurbishment to meet modern business needs.

LOCATION:

The building is prominently located on Moulsham Street in the heart of Chelmsford City Centre. The building offers good access to the main high street and local shopping facilities, and various restaurants and bars, together with the nearby Bond Street Shopping Centre and John Lewis. Chelmsford station is within easy walking distance, offering services to London Liverpool Street (approximately 35 minutes).

ACCOMMODATION

Ground floor: 24,854 sq ft (2,308 sq m)

TENURE

New Internal Repairing Lease on terms to be agreed

Rent:

£50,000 pcm + VAT

Service Charge

T.B.C

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

Rateable Value: TBC

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

James Dewar

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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.

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