



2nd floor Townfield House
30-33 Townfield Street CM1 1QJ

Rent: £25,000 per annum + VAT

Service Charge: £5,489.68 per annum + VAT

Rateable Value: £20,750 **Payable:** approx £10,375 (2026/27)

Description:

Townfield House is a well-presented three-storey office building situated in a prominent city centre location. The available accommodation, extending to approximately 1,622ft² (150.7m²), is located on the second floor to the right-hand side of the building.

The accommodation provides a large open-plan office area, together with a kitchen area and glazed partitioned private office and dedicated server room. The EPC rating is B 45

The premises benefit from a range of modern office facilities, including double-glazed windows, gas-fired radiator heating (costs included in the service charge), perimeter trunking, Cat 2 and emergency lighting with shared male and female WCs located on alternate landings.

Location:

Townfield House occupies a convenient city centre location on Townfield Street, Chelmsford, within a few minutes' walk of both Chelmsford mainline railway station and bus station and the drop off stops from the City's two park-and-ride facilities, at Sandon (J18, A12) and Chelmer Valley (A130). The location provides excellent accessibility for both staff and visitors, with the city centre's amenities close at hand.

Tenure:

The accommodation is available by way of a new full repairing and insuring (FRI) lease, for a term to be agreed. The offices are separately sub-metered for electricity, which is billed by the Landlord. The service charge includes heating together with a sum on account for electricity.

Parking: 3-4 parking spaces within the private gated car park to the rear of the building.

Legal Costs: Each party will be responsible for their own legal costs.

Viewing: Strictly by appointment. Sue Dewar: M: 07974 396804 E: sue@robertdewar.co.uk



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