



AVAILABLE TO LET

Air conditioned city centre office accommodation

218a Moulsham Street, Chelmsford,
Essex, CM2 0LR

RENT

£16 per sq ft
per annum exclusive plus VAT

AVAILABLE AREA

2,271 - 4,829 sq ft
[210.98 - 448.62 sq m]

LOCATION

The property is situated at the northern end of Moulsham Street in the centre of the City of Chelmsford. Within the vicinity are a variety of shopping and restaurant facilities including The Meadows Shopping Centre.

The City of Chelmsford is located approximately 37 miles northeast of London and benefits from excellent communications via the A12 giving direct access to the M25 (Junction 28) within 12 miles. The M11 and Stansted Airport are also easily accessible.

The City’s railway station is within a few minutes walk and provides a fast and frequent service to London Liverpool Street with journey times from approximately 32 minutes.

DESCRIPTION

218a Moulsham Street provides city centre office accommodation located over first and second floors. The accommodation is accessed via a self-contained entrance from Moulsham Street. The accommodation benefits from:

- » Suspended ceiling with recessed LED lighting
- » Air conditioning
- » Kitchen and break out area facilities
- » Male/Female WCs
- » Passenger lift
- » Onsite car parking for 4 cars

ACCOMMODATION

[Approximate Net Internal Floor Areas]

» First Floor:	2,558 sq ft	[237.64 sq m]
» Second Floor:	2,271 sq ft	[210.98 sq m]
» Total:	4,829 sq ft	[448.62 sq m]





SERVICES

We understand the property is connected to mains water, drainage and electricity. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

LOCAL AUTHORITY

Chelmsford City Council

T. 01245 606606

SERVICE CHARGE

The scheme's standard service charge provisions will apply. Further details are available upon request.

BUSINESS RATES

The property is entered into the Valuation Office Agency rating list under a single assessment with a rateable value of £72,500 which will give rise to an approx. annual rates liability of £39,585 (2024/25). Interested parties are advised to make their own enquiries.

EPC

Tbc.

TERMS

The office accommodation is available to let immediately either floor by floor or as a whole on a new, effective full repairing and insuring lease by way of a service charge at an annual rent of £16 per sq. ft. per annum exclusive plus VAT.

VAT

We understand that the property is elected to VAT.

LEGAL COSTS

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

**VIEWINGS STRICTLY BY APPOINTMENT
VIA JOINT SOLE LETTING AGENTS:**

Fenn Wright
20 Duke Street, Chelmsford, Essex CM1 1HL

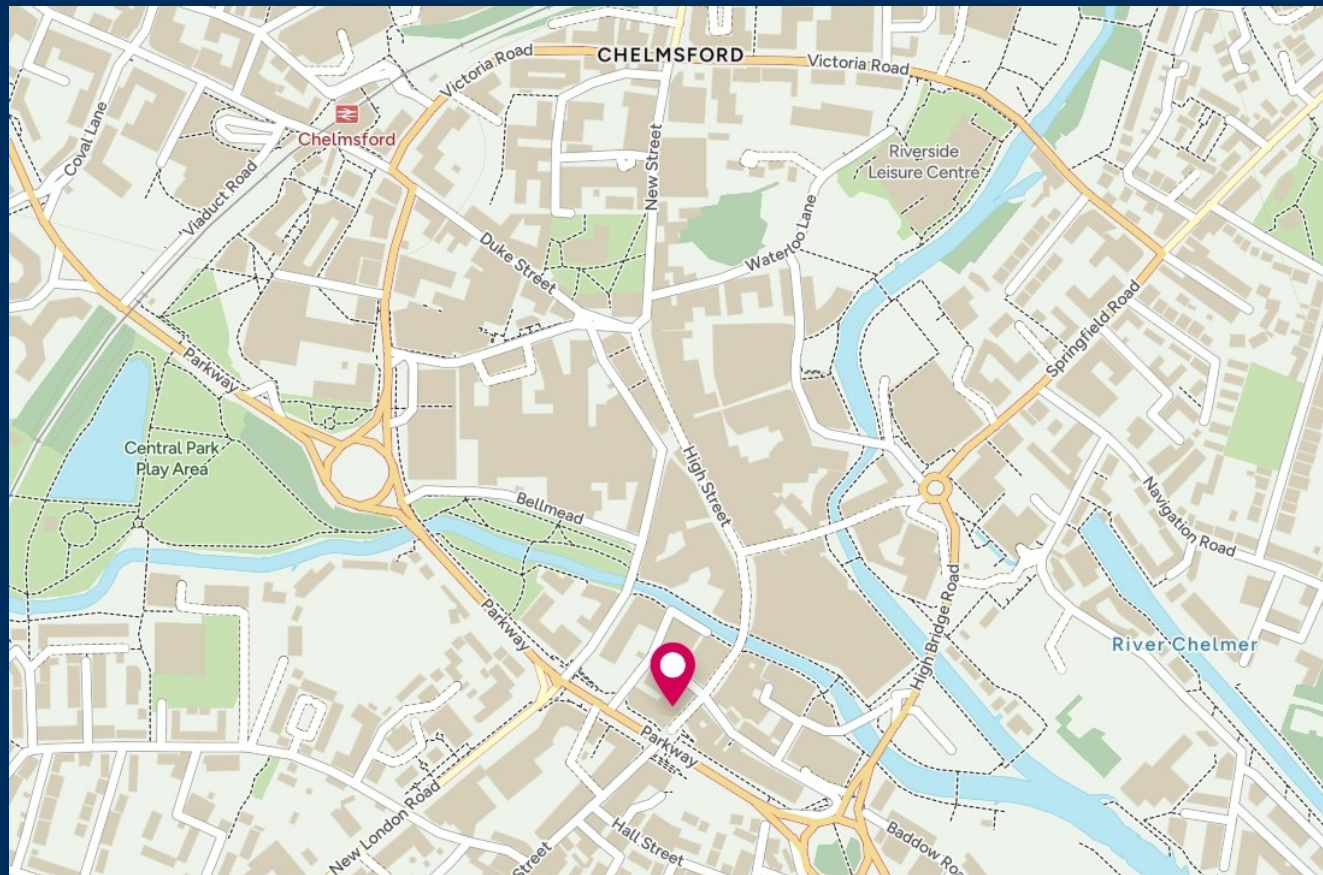
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Sandrove
Property

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Particulars created October 2024

Fenn Wright

