

FENTON HOUSE

85-89 NEW LONDON ROAD, CHELMSFORD, CM2 0PP

Prestigious corporate offices in a city centre location

5,400 sq ft – 10,800 sq ft

TO LET



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CONNECTIVITY



LOCATION

Chelmsford is a strategic commercial and administrative centre located approximately 37 miles north-east of central London.

The A12 provides easy access to the M25 (Junction 28), some 12 miles south-west of the City, as well as East Anglia and the East Coast ports of Felixstowe and Harwich. Stansted Airport and the M11 (Junction 8) are approximately 30 minutes drive via the A130/A120.

The railway station is the busiest station in the East of England handling over 7 million passengers a year. It offers regular and fast direct service to London Liverpool Street with an approximate journey time of 35 minutes.

The City is a popular location for office occupiers. Major occupiers represented in the town include the M&G Group, Essex County Council, Royal and Sun Alliance, Crown Prosecution Service, HSBC, Amlin UK and Lloyds TSB plc.

DESCRIPTION

Fenton House is located in the City Centre in a prominent office location in New London Road and within close proximity of the railway station and prime retail areas.

Car parking is provided to the front and rear of the building. 8 parking spaces per floor are allocated.

ACCOMMODATION

THIRD FLOOR: 5,400 sq ft

FOURTH FLOOR: 5,400 sq ft

The floor space is available separately or combined.

AMENITIES

- HIGH SPECIFICATION REFURBISHMENT
- FULLY ACCESSED RAISED FLOOR
- AIR CONDITIONING
- CAT II LIGHTING
- SHOWER

REGENERATION

Chelmsford is currently undergoing a significant amount of re-generation, including 500 new homes at the former Anglia Ruskin University Campus, a recently opened 300,000 sqft Bond Street retail and leisure scheme anchored by John Lewis and the 10 acre Marconi site being redeveloped as a mixed use scheme.

RENTAL

Rental offers invited in the region of £25 psf excl.

LEGAL COSTS

Each party to be responsible for their own costs.

BUSINESS RATES (2017/2018)

Third Floor RV £105,000 Fourth Floor RV £105,000

SERVICE CHARGE

A service charge will be applicable and currently equates to £8.63 psf (2017).

ENERGY PERFORMANCE CERTIFICATE

Third Floor: Rating C65 Fourth Floor: Rating C56

Copies available on request.

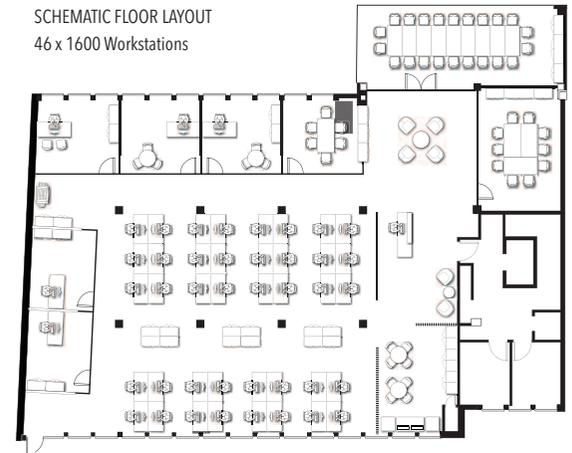


FOURTH FLOOR



THIRD FLOOR

SCHEMATIC FLOOR LAYOUT
46 x 1600 Workstations



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