

Suite 11, The Aquarium, 101 Lower Anchor Street, Chelmsford, CM2 0AU



To Let

Contemporary Office Accommodation

**555 Sq. Ft.
(51.58 Sq. M.)**

- Rent: £12,250 Per Annum Exclusive
- Heating and Air Conditioning
- Car Parking
- Lift and DDA Compliance
- Self Contained Kitchenette Facilities
- LED Lighting

Incorporating



Details

Location

Chelmsford is the County City of Essex, being a strategic administrative, financial and service centre. The Aquarium is prominently located at the heart of the professional district, just off New London Road. The city centre is a short walk providing an extensive range of facilities.

The city is a popular location for regional offices, being 35 miles north-east of London. The A12 provides direct access to the M25 (J28) as well as to East Anglia and the East Coast Ports of Felixstowe, Lowestoft and Harwich. Stansted Airport and the M11 (J8) are approximately 30 minutes drive via the A130/A120. Chelmsford railway station provides a regular fast service to London Liverpool Street (approx. 30 minutes).

Description

The Aquarium provides three floors of modern office accommodation. The suites are of open plan design generally providing good natural light in a variety of sizes, with some providing the option of being combined.

The property provides presentable common areas, with an attractive entrance featuring an aquarium.

Features

- Heating and Air Conditioning
- Perimeter Trunking
- LED Lighting
- Self Contained WC's and Kitchenette Facilities
- Lift and DDA Compliance
- Car Parking
- Shower Facilities
- Bicycle Parking Facilities
- Telephone Entry System

Services

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.

Energy Performance Certificate

The building has been given a rating of C - 71.

Business Rates

The property is currently entered in the Valuation Office Agency Rating List with a rateable value of £9,000, which will give rise to an annual rates liability in the region of £4,200 per annum.

We understand the property may be exempt from business rates subject to individual circumstances. Interested parties are advised to speak to the Local Authority for confirmation of the figures.

Local Authority

Chelmsford City Council
Civic Centre
Duke Street
Chelmsford
CM1 1JE
T: 01245 606 826

VAT

The property is elected to VAT, which will be charged at the prevailing rate on the rent, and service charge.

Service charge

Our client has advised that the service charge is currently running at £3.80 per square foot.

Terms

Available on full repairing and insuring terms by way of service charge at a commencing rent of £12,250 per annum exclusive plus VAT for a term to be agreed.

Viewing

Strictly by prior appointment with the joint sole agents:

Fenn Wright

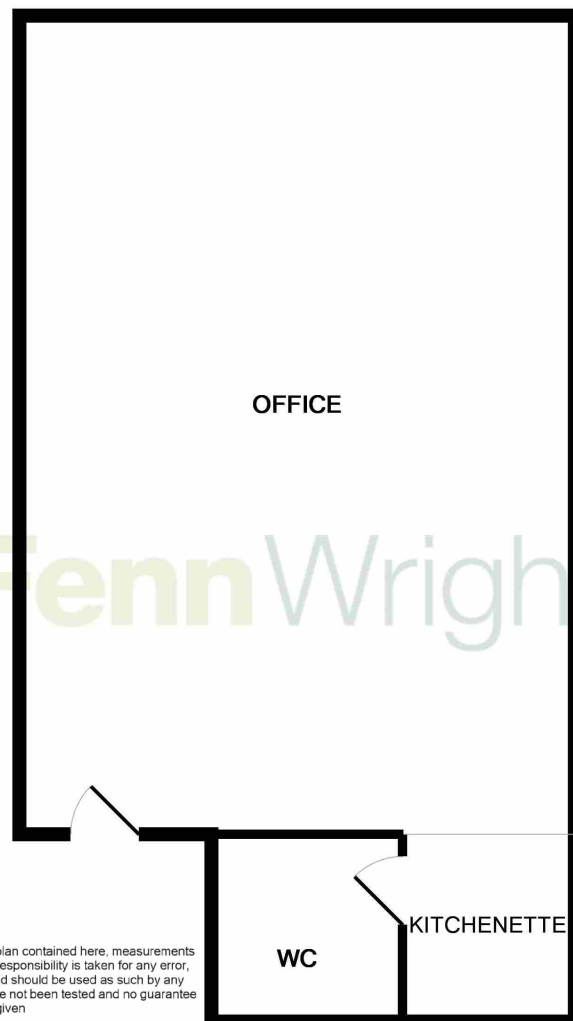
20 Duke Street, Chelmsford, CM1 1HL

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For further information

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