

Summit House, Waterloo Lane, Chelmsford, CM1 1BD



Rent £28,500 Per Annum Exclusive

- Open Plan
- Attractive Glass Entrance
- Gas Central Heating
- Air Conditioning/Air Cooling
- Perimeter Trunking
- Suspended Ceilings with Recessed Lighting

To Let
Refurbished City
Centre Office Suite
1,539 Sq. Ft.
(143 Sq. M.)

Details

Location

Summit House is located in the centre of Chelmsford close to the retail amenities of the High Street, Bond Street, High Chelmer and Meadows shopping centres and within close proximity to the new John Lewis store. The building is within 1/2 mile of Chelmsford Railway Station which provides a regular service to London Liverpool Street with an approximate journey time of 35 minutes. Chelmsford benefits from excellent communications with the A12 giving direct access to the M25 at Junction 28 (within 12 miles). The M11 and Stansted Airport are also easily accessible.

Description

Summit House provides newly refurbished office accommodation with a private gated car park. The suite is situated on the first floor overlooking Waterloo Lane and benefits from:

- An attractive glass entrance
- Gas central heating
- Air conditioning/air cooling
- Perimeter trunking
- 8 person passenger lift
- Suspended ceilings with recessed lighting
- Platform/stair lift to entrance foyer
- Male and female toilets on each floor
- Disabled facilities
- Secure car parking

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice and calculate the net internal floor area to be as follows:

NIA of the Suite 1,539 sq. ft. (143 sq. m.)

Planning

We understand the property has an established B1 Office Use. Interested parties are advised to contact the Local Authority for further information.

EPC

EPC Rating - C73.

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.

Business Rates

The property is listed in the Valuation Office Agency Rating List as follows:

Rateable Value	£22,750
Approx. rates payable (2018/2019)	£10,920

Local Authority

Chelmsford City Council
Civic Centre, Duke Street, Chelmsford, CM1 1JE
T: 01245 606826





Fenn Wright

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Service Charge

We understand from our client that there is a service charge for the upkeep of the property and that the current annual rate is £4.45 per sq. ft. Further details are available upon request.

Terms

The offices are available on a new full repairing and insuring lease by way of service charge for a term to be agreed at a commencing rent of £28,500 per annum exclusive.

VAT

We understand that the property is elected for VAT which will be payable on the rent and service charge.

Legal costs

Each party to bear their own legal costs.

Viewing

Strictly by prior appointment with the joint agents:

Taylor and Company

20 Duke Street, Chelmsford, CM1 1HL

01245 495 959

taylorandcompany.co.uk

Contact

James Wills jalw@taylorandcompany.co.uk **John Logan** jdl@taylorandcompany.co.uk

Hair and Son

1528 London Road, Leigh-On-Sea SS9 2QH

T. 01702 432255

Terence Hair terencehair@hairandson.co.uk

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Our **business divisions** specialise in:

- Commercial sales, lettings and professional advice
- Development, planning and new homes
- Residential sales, lettings and premium property
- Agricultural property advice, farms and land, fisheries (UK-wide)
- Equestrian property (UK-wide)
- Mortgage valuations, homebuyer report, building surveying.

Everyone at Taylor and Company takes pride in using their expert local knowledge and professional know-how to provide an industry-leading level of service that delivers results for our clients time and time again.

Our **commercial expertise** includes;

- Sales, letting and acquisition
- Commercial valuation services
- Property management
- Rent reviews & lease renewals
- Surveys & building consultancy
- Business rates
- Dispute resolution services
- Corporate recovering & insolvency



For further information

01245 495 959

taylorandcompany.co.uk

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