

Nelson House, 23/27 Moulsham Street, Chelmsford CM2 0XQ



- **To Let**
Rent £10.00 per sq. ft. pax
- Open Plan Layout
- Modern, Purpose Built Building
- Prominent Location
- Lift Access
- High Levels of Natural Light

To Let
City Centre Office
Accommodation
1,857 - 3,750 sq. ft.
(172 - 349.3 sq. m.)

Details

Location

The building is situated in a prominent location on the corner of Parkway and Moulsham Street being close to the City centre, shopping and restaurant facilities and is also within walking distance of the railway station.

Description

Nelson House is a modern, purpose built office and retail building which has a separate office entrance. The suites comprise open plan, refurbished office space with excellent levels of natural light.

Accommodation

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

First floor:	1,857 sq. ft. (172.5 sq. m.)
Third floor:	1,903 sq. ft. (176.8 sq. m.)
Total:	3,760 sq. ft. (349.3 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
Civic Centre, Duke Street, Chelmsford, CM1 1JE
T: 01245 606826

Planning

From enquiries with the Local Authority we understand that the property has B1 Office Use.

EPC

C - 54

Business Rates

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

First Floor

Rateable Value	£25,250
Approximate rates payable (2018/19)	£12,120 pa

Third Floor

Rateable Value	£24,750
Approximate rates payable (2018/19)	£11,880 pa

Service Charge

Service charge provisions for the scheme will apply. We understand from our client that the service charge is currently being charged at a rate of £4.50 per sq. ft. plus VAT, and is subject to change. Further information is available upon request.

Terms

The premises are available on a new effective full repairing and insuring lease by way of a service charge for a term to be agreed.

VAT

The property is elected to 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 sole agent:

Taylor and Company

20 Duke Street, Chelmsford, CM1 1HL

01245 495 959

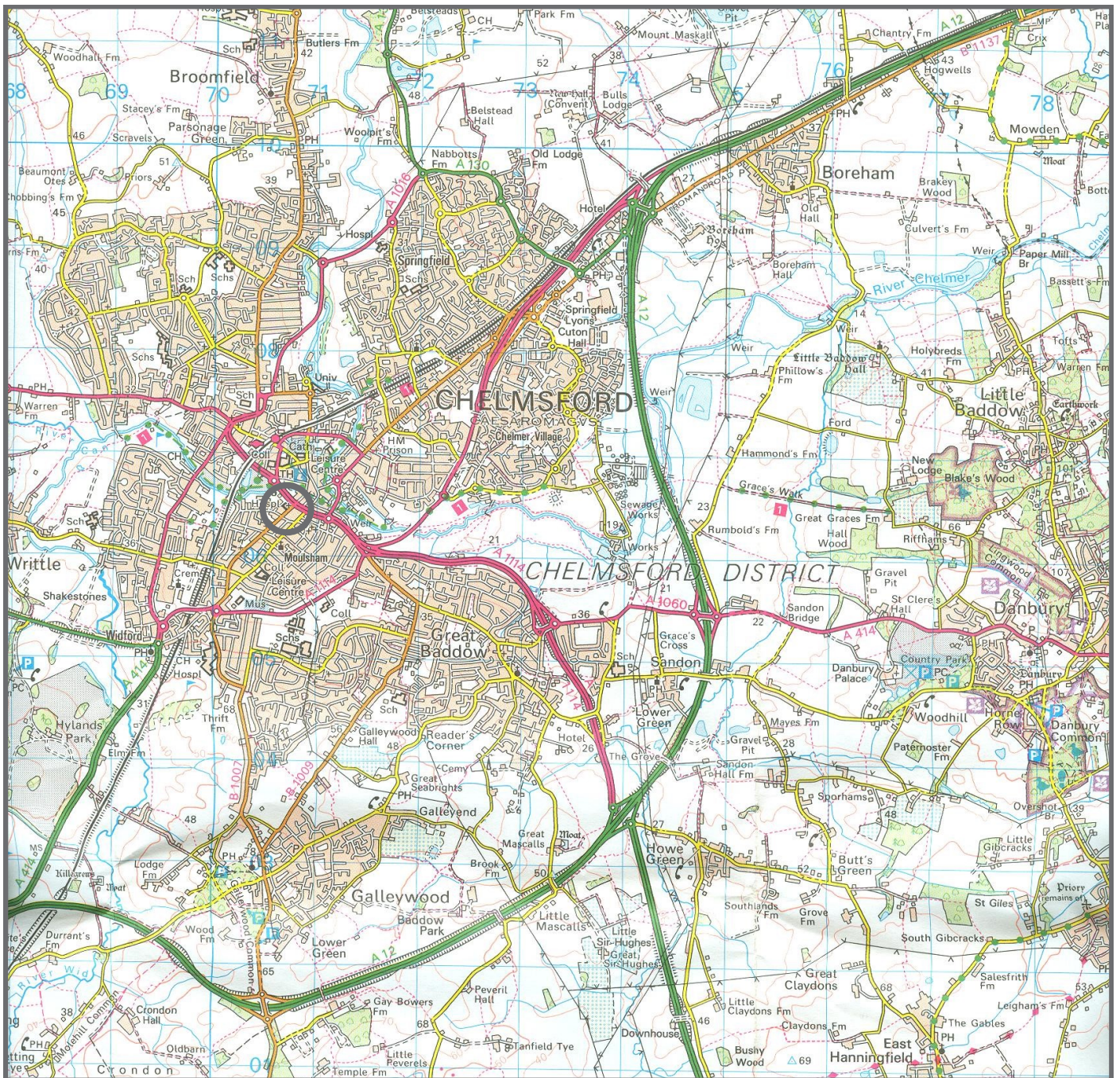
taylorandcompany.co.uk

Contact:

James Wills
jalw@taylorandcompany.co.uk

Or

John Logan
jdl@taylorandcompany.co.uk



Particulars for Nelson House, 23-27 Moulsham Street, Chelmsford, CM2 0XQ

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- 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.

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- 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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