

LEASE AVAILABLE



Greenwood House, New London Road, Chelmsford, CM2 0PP

- Refurbished Office
- 2,960 ft²
- 4 Car parking spaces

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Location

The City of Chelmsford is located approximately 37 miles north east 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 walking distance and provides a fast and frequent service to London Liverpool Street with a journey time of approximately 35 minutes.

Greenwood House is located in a prime office location in New London Road being within a few minutes walk of Chelmsford's main retail area.

Description

The newly refurbished space provides excellent part open plan and partitioned office accommodation

Accommodation

Fourth floor rear 2,960 ft²

Specification

- VRF air conditioning system
- Raised Access Flooring
- Suspended ceilings
- Dextra 'SVX' lighting
- T5 fluorescent lamps
- Two 8 Person Passenger Lifts
- Male & Female Toilets on Each Floor
- Facilities for the Disabled
- 4 Car Parking spaces
- EPC rating D83

Terms & Tenure

The unit is available by way of an assignment of a full repairing and insuring lease for a term of 10 years from June 2017 with option to determine in 2022.

Alternatively, we understand that a new FRI lease could be made available direct with the landlord at a rent of £77,000 pax.

Rent

Current passing rent of the existing lease is £71,000 pax exclusive of rates, service charge, all other outgoings and exclusive of VAT, subject to contract.

VAT

We understand that VAT will be payable on the rent at the prevailing rate.

Service Charge

We understand that there will be a service charge payable for the maintenance of the common parts of the estate, further details available on request.

Rating

We are advised of the following:

RV £56,000

Legal Costs

The ingoing tenant will be responsible for both parties' legal costs.

Viewing

Viewing is strictly by appointment via the sole selling agent:

Mike Storrs
01245 293228
mstorrs@savills.com

Important Notice

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