

## **ASHBY HOUSE, BROOK STREET, CHELMSFORD ESSEX, CM1 1UH**



**Town centre office accommodation  
with excellent on-site car parking.**

**7,328 sq ft to 38,022 sq ft To Let.**

**020 7629 5456**

2nd Floor, Prince Frederick House  
35/39 Maddox Street, London W1S 2PP

**[brayfoxsmith.com](http://brayfoxsmith.com)**

# ASHBY HOUSE, BROOK STREET, CHELMSFORD ESSEX, CM1 1UH

## Location

Ashby House is situated opposite the Anglia Ruskin University on Brook Street, approximately 500m from the city centre and the train station. In addition to the university the immediate surrounding area is a mixed commercial area.

There is a Best Western Hotel fronting the property and other occupiers include Bluefin Insurance Services, Benefit Cosmetics HQ and Essex Police Authority.



## Description

Ashby House is a self-contained former warehouse building arranged over ground and four upper floors which has been converted into offices.

The building is due to undergo a comprehensive refurbishment that is likely to include a new entrance to improve the arrival experience, as well exposed on-floor mechanical services that will provide cool but extremely professional office accommodation.

The property also benefits from excellent on-site car parking with 176 spaces provided at a ratio of 1:216 sq ft.

## Accommodation

Fourth floor	7,496 sq ft	696.37 sq m
Third floor	7,747 sq ft	719.75 sq m
Second floor	7,728 sq ft	717.97 sq m
First floor	7,723 sq ft	717.5 sq m
Ground floor	7,328 sq ft	680.84 sq m
<b>Total (NIA)</b>	<b>38,022 sq ft</b>	<b>3532.45 sq m</b>

## Rent

Available upon application.

## Business Rates

We understand that the business rates are approximately £6.50 per sq ft payable. However, any interested party are urged to make their own enquiries via the local authority.

## Service Charge

A service charge will be payable. Further details available upon application.

## Viewing

Strictly by appointment through the joint sole leasing agents:

### Bray Fox Smith

#### James Shillabeer

DDi: 020 3362 4351

E: jameshillabeer@brayfoxsmith.com

### Savills

#### Mike Storrs

T: 01245 293 228

E: mstorrs@savills.com

**James Shillabeer**

DDi: 020 3362 4351

E: jameshillabeer@brayfoxsmith.com

2nd Floor, Prince Frederick House  
35/39 Maddox Street, London W1S 2PP

**brayfoxsmith.com**