



Grosvenor House, 51 – 53 New London Road, Chelmsford, Essex, CM2 0ND

- Range of floors/suites available – 980 – 3,950 Sq ft²
- Comfort Cooling / Heating system
- Parking
- Kitchen & Communal WC Facilities

Grosvenor House, 51-53 New London Road, Chelmsford, Essex, CM2 0ND

Location

Grosvenor House is prominently situated at the north eastern end of New London Road, to the west of the High Street and close to the Junction with Parkway.

The city of Chelmsford provides easy access to the M25 and the M11 and Stansted Airport.

Chelmsford railway station is approximately five minutes' walk to the north west with frequent services to London Liverpool Street (35 minutes).

Description

The available accommodation comprises a range of office suites and floors within a multi-let modern office building. Access is from New London Road via a staircase and passenger lift. There is a further door providing access to the rear car park.

Each suite / floor provides open plan offices.

There are communal WC facilities within the building and secure allocated car parking to the rear

Accommodation

The above floor areas are approximate and have been measured on a net internal basis.

	Ft²
No 53 – First Floor	980
No 51 – Second Floor	1,850
No 53 – Second Floor	2,100
No 51 - Third Floor	2,100
Total	7,030

Tenure

Suites / floors are immediately available on new lease terms to be agreed.

Rent

Offers at £19.00 per sqft pax are sought

EPC

TBA

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

Business Rates

Interested parties are advised to make their own enquiries of the Local Authority, Chelmsford City Council.

Service Charge

A service charge is applicable which is currently running at £5.00 per sqft per annum payable quarterly.

Legal Costs

Each Party to bear their own legal costs incurred in the transaction.

Viewing

Strictly via prior appointment with the Sole Agent:

Mike Storrs Tel: 01245 293228
Email: mstorrs@savills.com

Important Notice

Savills, their clients and any joint agents give notice

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

25th July 2019

