

## HIGH QUALITY OFFICE SPACE

3,419 sq ft - 10,265 sq ft  
(317 sq m – 954 sq m)

**Criterion House**  
**40 Parkway**  
**Chelmsford**  
**Essex CM2 7PN**



### Location

The property is located on the edge of Chelmsford City Centre, convenient for retail, leisure and banking amenity offered by the new City status centre, the property enjoys frontage and access to Parkway, the main City Centre ring road thus having the benefit of good road communication as well as being within access of Chelmsford main line railway station which provides regular (20 minutes) service to London Liverpool Street Station.

### Description

A detached three storey purpose built office building which has recently undergone an extensive works programme returning it to provide high quality office accommodation.

### Accommodation

All floor areas are approximate and gross internal and been measured in accordance with the RICS Code of practice, arranged as follows:

Ground Floor	3,423 sq ft	318 sqM
First Floor	3,422 sq ft	317 sqM
Second Floor	3,419 sq ft	317 sqM
<b>Total GIA</b>	<b>10,264 sq ft</b>	<b>952 sqM</b>

### Terms

A new FRI lease for a term to be agreed at an initial commencing rental of £22 psf pax.

### VAT

We understand that VAT will be applicable.

### Rates

We understand that the confirmed assessment for the building is:

**RV £141,000.**

We also advise all interested parties to make their own enquiries as to the rates payable.

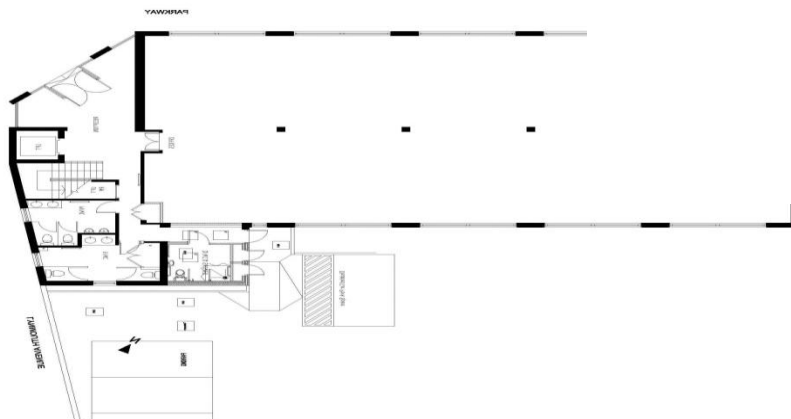
### EPC

The energy of this building is D 76. The certificate and full report are rating available on request.

### CONTACT

Viewings strictly by appointment with sole agent:  
Michael Storrs – Tel: 01245 293228

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