

TO LET



96 Victoria Road, Chelmsford, Essex, CM1 1QU

- Chelmsford's newest office building
- High Specification accommodation
- Excellent connectivity

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Location

The property is located in the City Centre within close proximity of the station which provides a frequent service to London Liverpool Street Station of approx. 40 mins.

Description

This is Chelmsford's most modern and newest office building providing excellent top specification office accommodation.

EPC

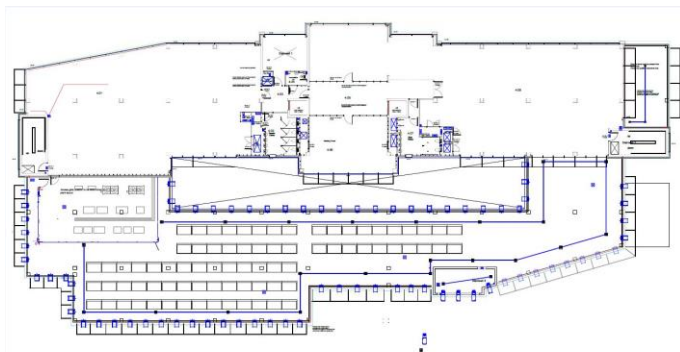
Rating C

Accommodation

The premises provide the following approximate floor areas on a Net Internal Area (NIA) basis:

	Ft ²	M ²
Ground Floor	3,520	327
4 th Floor	8,385	778.93
5 th Floor	4,860	451.73

Fourth Floor Indicative Plan:



Amenities

- Air conditioning – VRF/MRV Daikin System, with supplementary fresh air
- Lifts – 1 lift for 8 persons and 1 lift for 10 people both serving all floors
- Fibre with Openreach provided to two diverse entry points within the building (Victoria road and to the rear of the building)
- Cat6 Structured cabling infrastructure under floor void – new and ready to be patched
- Showers and bicycle parking
- Emergency Generator 280KVa and UPS backed up SERs
- Access control system, configurable to tenants requirements if necessary

Rent

£30.00 psf.

Business Rates

Each Floor will need to be re-assessed.

Service Charge

To be assessed.

Buildings Insurance

The Tenant to be responsible for reimbursing the Landlord a proportional cost of the Buildings Insurance premium.

Legal Costs

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

Viewing

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.

